



## UNIT 8.4 BRIGHTON WORKS

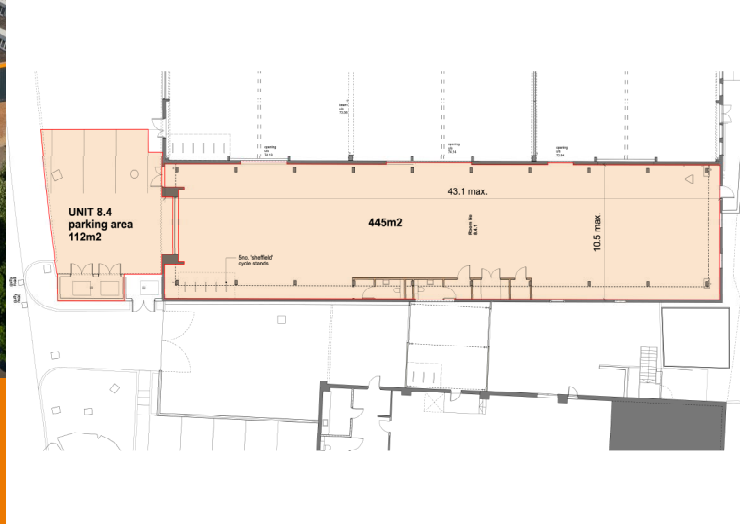
4,790 ft<sup>2</sup> (445 m<sup>2</sup>)

### UNIT 8.4 MEASUREMENTS

Ground Floor GIA	445 m <sup>2</sup>
First Floor GIA	N/A
Roller Shutter Door Height	4.18 m
Clear Eaves Minimum Internal Height	4.60m
External Demised Yard/Loading Area	112 m <sup>2</sup>

### MECHANICAL & ELECTRICAL SERVICES

- Electric supply – 3 phase 100 amps
- Water (capped off supply)
- Gas (capped off supply)
- Fibre Broadband



### WAREHOUSE

- New 115mm insulated Kingspan composite roof with roof lights
- Single glazed windows (frosted)
- 200 watts high bay LED Lighting
- New electric roller shutter door
- Internal walls and frame painted white
- Existing floor refurbished with sealed resin covering (light grey)
- Tails for power from consumer unit (to be fitted by tenant if required)
- Tails for fire alarm and detection from fire panel (required to be fitted by tenant)
- Gas for heating (to be fitted by tenant if required)
- Concrete yard
- LED light over exterior of roller shutter door
- Secure bin store for 1100 litre wheelie bins

### TERMS

Flexible lease terms available – terms on request

### EPCs

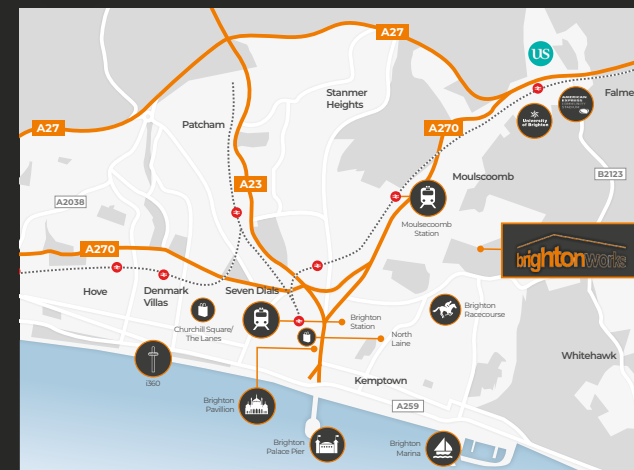
Reports available on request



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