



UNIT 9.2 BRIGHTON WORKS

10,150 ft² (943 m²)

UNIT 9.2 MEASUREMENTS

Ground Floor GIA	943 m ²
First Floor GIA	N/A
Roller Shutter Door Height	3.36 m
Clear Eaves Minimum Internal Height	3.78 m
External Demised Yard/Loading Area	498 m ²

MECHANICAL & ELECTRICAL SERVICES

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



WAREHOUSE

- New electric roller shutter door
- New external cladding
- Existing refurbished north lit roof
- Internal walls and frame painted white
- Existing floor refurbished with sealed resin covering (light grey)
- Gas for heating (to be fitted by tenant if required)
- Concrete yard front
- LED light over exterior of roller shutter door
- Secure bin store for 1100 litre wheelie bins
- Capped off services for installation of WCs to tenants requirement

TERMS

Flexible lease terms available – terms on request

EPCs

Reports available on request



VIEW VIDEO ▶

brightonworks

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