



UNIT 9.3 BRIGHTON WORKS

8,654 ft² (804 m²)

OFFICE (FIRST FLOOR)

- Separate access via steps to car park
- Kitchenette, sink and drainer, swan neck tap.
- Single glazed windows
- 600 x 600 LED light panels, emergency lighting, illuminated fire exit signs
- Electric panel heaters
- 13 amp power via perimeter trunking
- Perimeter trunking for CAT 5 cabling
- Painted plastered walls (white)
- Fibre broadband (speed to be determined by provider)
- Contract quality loop pile carpet tiles (grey) to offices and Polysafe sheet vinyl safety flooring to toilets and kitchenette

UNIT 9.3 MEASUREMENTS

Ground Floor GIA	559 m ²
First Floor GIA	245 m ²
Roller Shutter Door Height	3.36 m
Clear Eaves Minimum Internal Height	2.72 m
External Demised Yard/Loading Area	343 m ²



WAREHOUSE

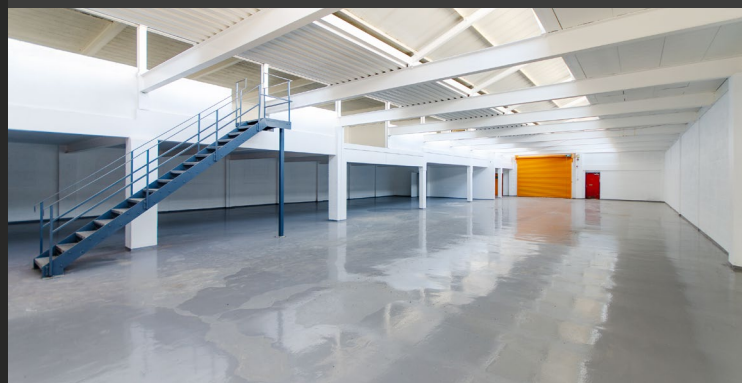
- New electric roller shutter door
- New external cladding
- Existing refurbished north lit roof
- Internal walls and frame painted white
- Substantial mezzanine
- Existing floor refurbished with sealed resin covering (light grey)
- Gas for heating (to be fitted by tenant if required)
- Concrete yard front and carpark to side
- 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

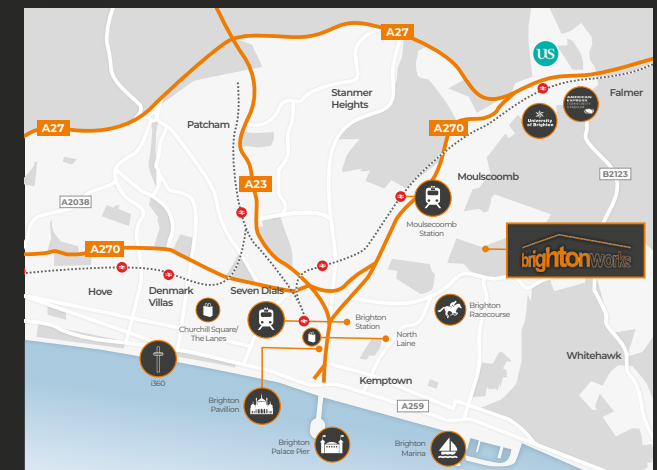
Reports available on request



VIEW VIDEO ▶

brightonworks

www.brightonworks.space
Brighton, BN2 4JW



Flude
PROPERTY FINANCE
FLUDE.COM 01273 727070

ANDREW HALFACREE
a.halfacree@flude.com | 01273 740385

ALEX ROBERTS
a.roberts@flude.com | 01273 740386

SHW
SHW.CO.UK
01273 876200

DAVID MARTIN
dmartin@shw.co.uk | 01273 786212

JAMES BRYANT
jbryant@shw.co.uk | 01273 876252

Important notice. These particulars do not constitute any offer or contract and although they are believed to be correct, accuracy cannot be guaranteed and they are expressly excluded from any contract. Designed by **threesixtygroup**