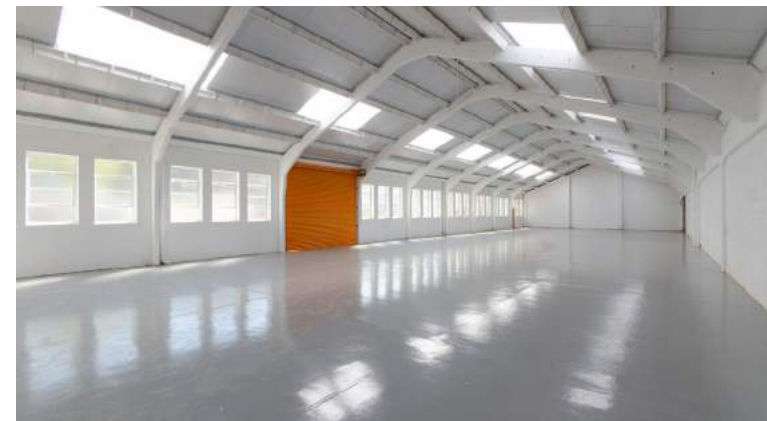




**LETTING FAST –
ONLY ONE UNIT NOW AVAILABLE**



Light Industrial / Warehouse Units to Let 8,030ft² - 26,587ft²

(Ability to combine Units 8.2 & 8.3 to create single unit of 17,933 sq ft)

Available Now | www.brightonworks.space | Brighton, BN24JW



LOCATION

Brighton Works is situated 3.5 miles north of Brighton city centre and 2.5 miles south of the A27, thereby providing excellent connectivity for city centre deliveries and the national road network.

Good local bus routes serve the area and parking is unrestricted.

DESCRIPTION

7 industrial/warehouse units most with integral offices. The units range in size and each have been completed to a high specification. Average clear internal eaves height is 3.8m (approx. 6m to apex of units 8.2 & 8.3) and each has a separate concrete yard, electric loading door and good car parking. A full specification + floor plans for each unit is available at:

www.brightonworks.space.

TERMS

Flexible lease terms available – terms on request.

EPCs

Individual unit reports available on request.

Unit	Ground Floor m ²	First Floor m ²	Total m ²	Total ft ²
8.1 LET	583	95	678	7,298
8.2 UNDER OFFER	813	107	920	9,903
8.3	675	71	746	8,030
8.4 LET	445	N/A	445	4,790

- 7 newly refurbished industrial / warehouse units
- Available now
- Short distance from city centre and A27
- Range of units from 8,030 sq ft to 26,587 sq ft
- Fibre optic broadband
- 200 watts high bay LED Lighting
- New electric roller shutter door
- Each unit has a separate concrete yard
- Car parking

Unit	Ground Floor m ²	First Floor m ²	Total m ²	Total ft ²
9.1 LET	162	N/A	162	1,744
9.2 LET	943	N/A	943	10,150
9.3 UNDER OFFER	559	245	804	8,654

Please refer to Unit Particulars for further details.



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

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



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

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