



**TO LET**

**OFFICE & INDUSTRIAL – 3,056 SQ FT (283.9 SQ M)**  
9-11 Nevill Road, Rottingdean, BN2 7HH

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### Rent | £28,500 Per Annum Exclusive Plus VAT

#### LOCATION

Rottingdean is a small village located just off the A259 on the East Sussex coast, approximately 4 miles to the east of Brighton. The port of Newhaven is located approximately 6 miles eastwards along the coast.

The subject property is situated in a central position just off the High Street on Nevill Road.

#### DESCRIPTION

The available accommodation is arranged over ground and mezzanine level and comprises offices with ancillary storage, staff facilities and a large warehouse.

The property is accessed via Nevill Road and has a secondary access off Park Crescent.

Externally, the property benefits from a forecourt yard providing car parking..

#### ACCOMMODATION (GIA)

	SQ FT	SQ M
First Floor Mezzanine	463	43.0
Ground Floor	2,594	240.9
<b>TOTAL</b>	<b>3,057</b>	<b>283.9</b>

#### RENT

£28,500 PAX

#### AMENITIES

- Suitable for a variety of uses (STP)
- Front and rear road access
- Rare Opportunity in the centre of Rottingdean
- Potential to reconfigure premises internally
- Extensive car parking
- New lease available
- Property has been owner occupied for 40 years.

#### VAT

VAT will be chargeable on the terms quoted.

#### TERMS

The property is available to let by way of a new repairing and insuring lease for a term to be agreed.

#### LEGAL COSTS

Each party is to be responsible for their own legal fees.

#### EPC

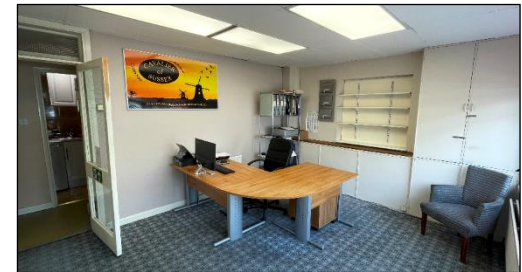
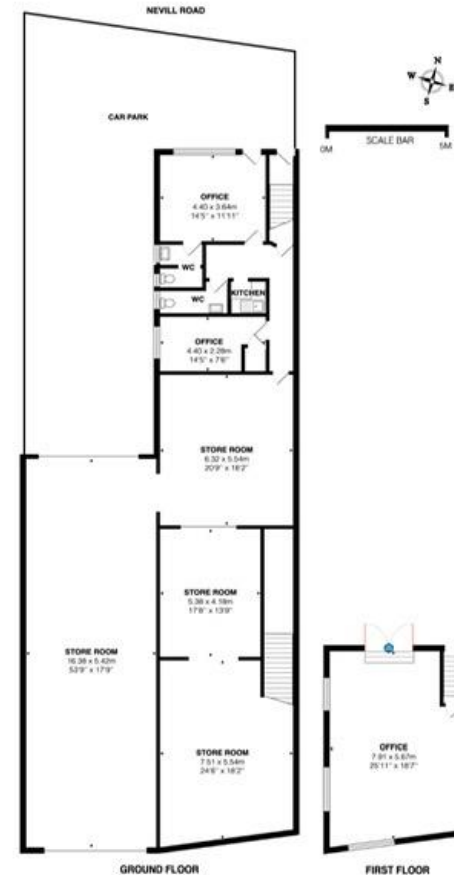
The property has an EPC rating of D77

#### SERVICE CHARGE

More information available on request.

#### BUSINESS RATES

The current 2017 Rateable Value of the property is £9,600.



#### VIEWINGS – 01273 876 200

James Bryant t: 01273 876252 | e: jrbryant@shw.co.uk  
 Jasmine Dean-Milward t: 01273 876209 | e: jdean-milward@shw.co.uk



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