



RUPERT BURSTOW
Property Consultancy & Acquisitions

**LOW COST LIGHT INDUSTRIAL
ACCOMMODATION
2,289 SQ FT (212 SQ M)
LEASE AVAILABLE**



**ROBINSON HOUSE, ROBINSON ROAD
NEWHAVEN
BN9 9BL**



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LOCATION Situated in a central position in Newhaven, just off the A259 coast road (Brighton road), heading into Newhaven. The property is situated on the western side of Robinson Road which is accessed via Lewes Road and being within easy walking distance of the town centre, Newhaven railway station and the various local amenities. This also provides easy access onto the A26 heading north.

ACCOMMODATION The premises comprise a road side B1 industrial unit with large, prominent frontage as follows:

Internal width: : 90 ft
Internal depth: 24'4" ft

Total Area: 2,289 sq ft (212 sq m)

- Concrete low bearing floor
- Loading bay
- 9 ft eaves minimum
- Strip lighting
- Telephone system
- 2 x 100 amp (3 phase) electricity
- Gas blower heating
- Reception area
- Wooden flooring
- Good decorative order

External & Parking:- Approximately eight off road parking spaces with two areas of storage land suitable for either external storage or for further a further five car parking spaces.

TENURE Leasehold

LEASE The premises is held on a twenty year lease from 1993

RENT £9000 per annum (from September 2008)

RENT REVIEW Three yearly, upward only rent reviews (rent just agreed for September 2008 review)

UNIFORM BUSINESS RATES

- **Description:** Workshop and premises
- **Rateable Value:** 7,200
- **Rates Payable:** £3,326 (April 08/09)

This premises qualifies for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Lewes County Council direct on 01273-471600.

VAT VAT is not applicable in this instance

LEGAL FEES The ingoing tenant to be responsible for both parties' reasonable legal fees.

VIEWING Strictly via a prior appointment through sole agents:
Rupert Burstow Ltd
Tel: 01273 731111