

# SELF-CONTAINED LOCKUP UNIT

557 sq ft (52.66 sqm)



**Oakley**

Your Sussex Property Expert



**FOR SALE**

## 20B Warren Road, Woodingdean, BN2 6BB

- Self-contained lockup unit
- Single electric roller shutter
- Two further roller shutters
- Separate office/reception
- Would suit owner occupier or investor
- Rarely available

Commercial & Residential Property throughout Sussex  
Commercial Head Office • 30-31 Foundry Street • Brighton • East Sussex • BN1 4AT • Tel 01273 688882  
Commercial & Residential Estate Agents • Relocation Consultancy • Development Advice •  
Valuation • Landlord & Tenant • Feasibility Studies • Property Management • Business Rates

[www.oakleyproperty.com](http://www.oakleyproperty.com)

## LOCATION

The property is situated to the rear of Warren Road, Woodingdean which adjoins Falmer Road to the north, providing quick access to the A27 both east & west. Central Brighton is approx. 3 miles to the west and the A259 coast road approx. 2.5 miles to the south.

Warren Road is host to a number of local businesses and amenities and the property itself neighbours an Esso Tesco Express.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN2 6BB.

## DESCRIPTION

The property comprises a single story, self-contained triple lock-up unit. The property benefits from three roller shutter doors providing access into the workshop, as well as a separate pedestrian access to the office.

The workshop benefits from great natural light due to four large skylights and has most recently been used as storage, however the unit would suit a variety of uses for an owner occupier or an investor.

## ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Ground floor workshop	556	52.66

## PRICE

The freehold is available to purchase at offers in the region of £210,000.

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

## USE / PLANNING

We understand the premises fall within the use class (Sept 2020) 'E'. The buyer/tenant is to make their own enquiries to ensure their use falls within this use class.

## BUSINESS RATES

The Rateable Value for the current financial year (2025-2026) provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £4,750. The Small Business Rate for the financial year will be 49.9p in the £ making the Rates payable approx. £2,370.25.

However, since the premises have a ratable value lower than £12,000, occupiers may benefit from up to 100% rate relief, subject to status: <https://www.gov.uk/calculate-your-business-rates>.

## ENERGY PERFORMANCE CERTIFICATE

The EPC for the property is E-115.

## LEGAL FEES

Each party is responsible for their own legal fees.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



**James Hamblyn**

01273 627 411

[james.hamblyn@oakleyproperty.com](mailto:james.hamblyn@oakleyproperty.com)



**David Marsh**

01273 054 583

[david.marsh@oakleyproperty.com](mailto:david.marsh@oakleyproperty.com)

Main switchboard: 01273 688 882

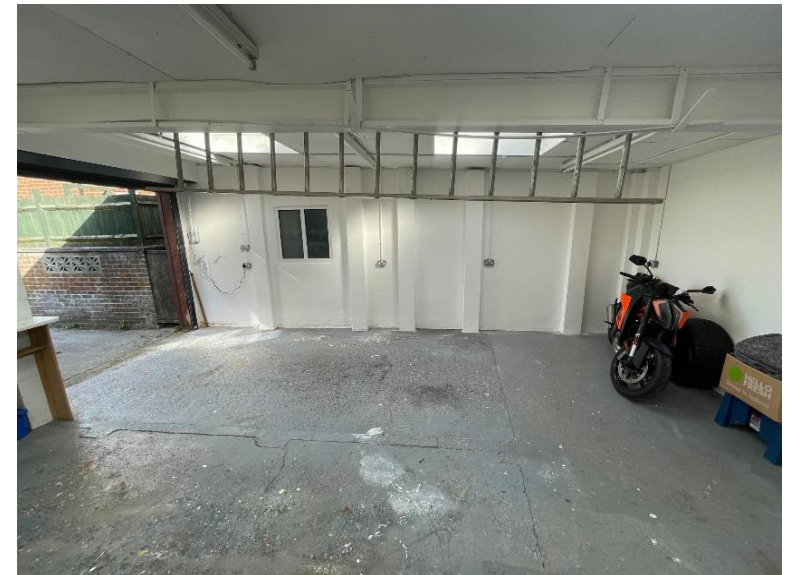
[www.oakleyproperty.com](http://www.oakleyproperty.com)

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



**Oakley**

Your Sussex Property Expert



[www.oakleyproperty.com](http://www.oakleyproperty.com)

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



**Oakley**

Your Sussex Property Expert