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TO LET

OFFICE – 2,135 SQ FT (198.34 SQ M)

**Unit 12, Riverside Business Centre, Brighton Road, Shoreham-By-Sea, West Sussex, BN43
6RE**

LOCATION

The Riverside Business Centre is located next to the River Adur, just off the A259 Brighton Road and approximately ¼ mile to the east of Shoreham Town Centre. Brighton to the East and Worthing to the West are both within approximately 5 miles.

DESCRIPTION

The unit is located within a modern purpose built estate overlooking the River Adur and provides open plan office accommodation on the ground floor. The office provides exposed services, air-conditioning and glass partition meeting rooms.

ACCOMMODATION (IPMS 3)

| | SQ FT | SQ M |
|--------------|-------|--------|
| Ground Floor | 2,135 | 198.34 |

LEGAL COSTS

Each party to be responsible for their own legal costs.

TENURE

The property is available by way of a new FRI lease, on terms to be agreed.

AMENITIES

- 3 phase electricity
- 8 allocated car parking spaces
- Exposed services
- Kitchenette
- Carpeted
- LED lighting
- Air conditioning (Heating & Cooling)
- Glass partition meeting rooms

RENT

£32,000 per annum exclusive.

RATES

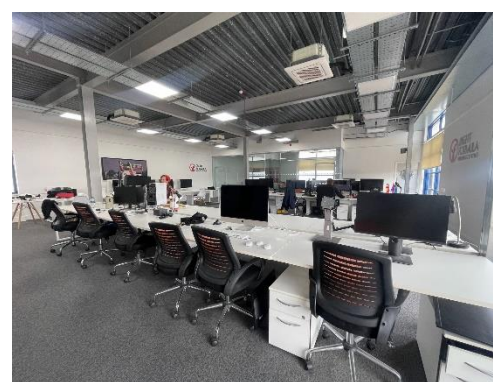
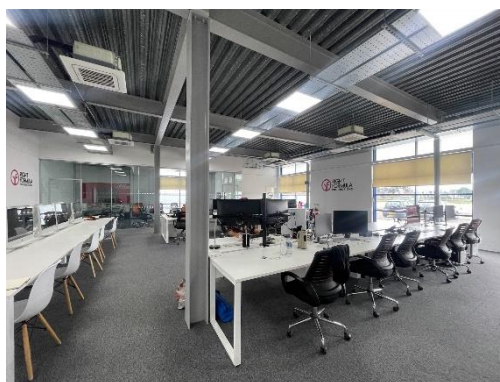
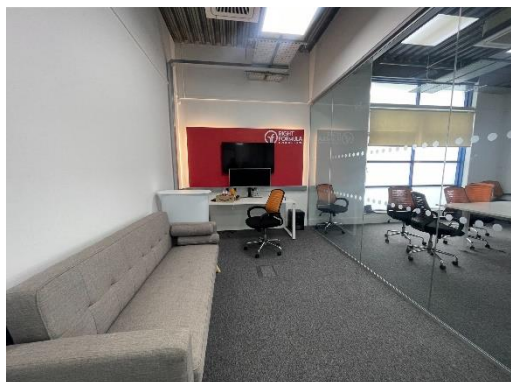
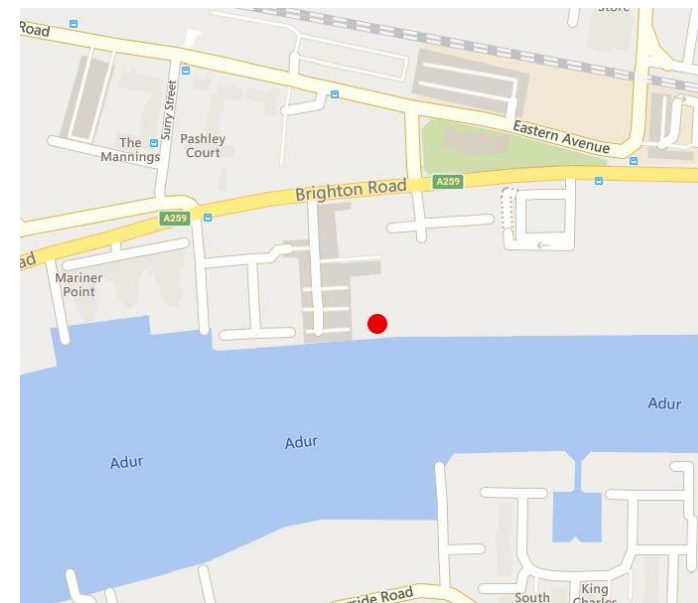
Rateable value - £26,000 (2023).

EPC

The property has an EPC rating of B.

VAT

VAT will be charged on the quoting terms.



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