



**TO LET**

**OFFICES – TO BE REFURBISHED – 14,078 SQ FT (1,307.97 SQ M)**  
Unit 21, Cecil Pashley Way, Brighton City Airport, Shoreham-by-Sea, BN43 5FF

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

**Rent | £200,000 PAX****LOCATION**

Brighton City Airport is strategically located between Brighton (7 Miles East) and Worthing (5 Miles West). Access is via the A27 dual carriageway from the north as well as the A259 South Coast Road.

Shoreham Town Centre is approximately 15 minutes' walk, with Shoreham station providing direct train links to London Victoria & Brighton.

The building is at the western end of Cecil Pashley Way

**DESCRIPTION**

A modern stand alone building currently arranged as a combination of open plan and partitioned offices at ground and first floor levels with a parking area and an additional car park to the front

**AMENITIES**

- Fully air conditioned offices
- Carpeted
- WCs
- Lift
- Fitted Kitchen
- Parking for 48 cars ( 1:327 sq ft)
- Fully accessible raised floors

**ACCOMMODATION (NIA)**

	SQ FT	SQ M
Ground Floor	6,668	619.55
First Floor	7,410	688.42
<b>TOTAL NIA</b>	<b>14,078</b>	<b>1,307.97</b>

**RENT**

£200,000 pax.

**TENURE**

A new lease for a term to be agreed.

**RATES**

We are verbally advised that the building has a rateable value of £75,500.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

C – 74.

**VIEWINGS – 01273 876200**

David Martin t: 07860 207453 | e: dmartin@shw.co.uk  
Tim Hardwicke t: 07989 420989 | e: thardwicke@shw.co.uk

**SOCIAL**

Follow us on twitter @SHWProperty

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**



VIEWINGS – 01273 876200

David Martin t: 07860 207453 | e: dmartin@shw.co.uk  
 Tim Hardwicke t: 07989 420989 | e: thardwicke@shw.co.uk



SOCIAL

Follow us on twitter @SHWProperty

MAKING PROPERTY WORK

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316