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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

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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
TOTAL NIA	14,078	1,307.97

RENT

£200,000 pax.

TENURE

A new lease for a term to be agreed.

RATES

We are verbally advised that the building has a raeable value of £96,000.

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**

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Tim Hardwicke t: 07989 420989 | e: thardwicke@shw.co.uk

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