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TO LET

**WAREHOUSE WITH OFFICES AND YARD – 21,503 SQ FT (1,997.66 SQ M)
ROADSIDE FRONTAGE – TO LET SHORT-TERM
Unit 3, New Wharf, Brighton Rd, Shoreham, BN43 6RN**

DESCRIPTION

A steel-framed warehouse building with metal sheet cladding. The building has a canopy and its own self-contained yard for parking and loading. The eaves height is 5.5m rising to 11m at the ridge.

LOCATION

The building is located in a prominent position on the south side of Brighton Road, opposite Halfords and B&Q, just to the east of Shoreham town centre.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
GROUND FLOOR		
Warehouse	14,219	1321.04
Offices/stores	3,642	338.31
FIRST FLOOR		
Offices/kitchen	3,642	338.31
TOTAL	21,503	1,997.66

AMENITIES/OPPORTUNITY

- Prominent roadside frontage
- Self-contained yard
- Warehouse with offices and WCs
- Eaves height of 5.5m
- Ridge height of 11.00m
- 2 electrically operated roller-shutter loading doors

RENT

Rent on application.

TERMS

Available short term for a period of 12 months but possibly longer.

RATES

£115,000 (2023 List).

VAT

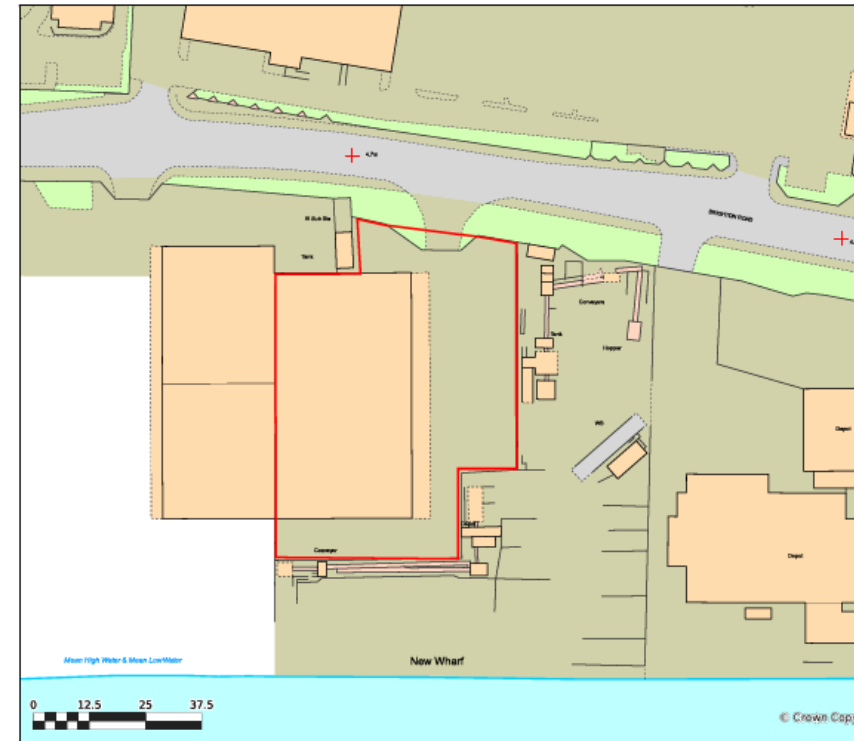
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each part will be responsible for their own legal costs.

EPC

The property has an EPC rating of E-110.



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