

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

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PROPERTY
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A yellow warning sign with a black triangle and exclamation mark, with the text 'WARNING' and 'FALLING DEBRIS' below it.

WARNING
FALLING DEBRIS

TO LET

INDUSTRIAL AND WAREHOUSE – 6,393 SQ FT (593.91 SQ M)

Unit 3A, Malthouse Trading Estate, Brighton Road, Shoreham, BN43 6RJ

LOCATION

Situated on the west side of the Brighton/Hove conurbation in a high profile location alongside the A259 coast road. Adjoining occupiers include Screwfix, Howdens, Lidl, City Plumbing Supplies, Benchmarx, B&Q, and Halfords.

A number of major residential led redevelopment schemes are coming forward on nearby waterfront sites.

Shoreham town centre and railway station are a short walk away with the A27 and Brighton bypass to the north. There are frequent 700 Coastliner bus services passing directly outside the property, linking Brighton and Worthing.

DESCRIPTION

The property is approached via a gated entrance shared with Screwfix and Howdens, the property comprises a modern single storey warehouse unit with an eaves height of approximately 5m.

This property may suit a variety of warehouse, trade or industrial uses, subject to any necessary consents.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 3A	6,393	593.91

AMENITIES

- Recently refurbished
- Modern single storey warehouse unit
- Eaves height approximately 5m
- 10 car parking spaces
- WC and kitchen facilities

RENT

£95,895 per annum.

RATES

The current rateable value for this property is £47,250 (2023).

VAT

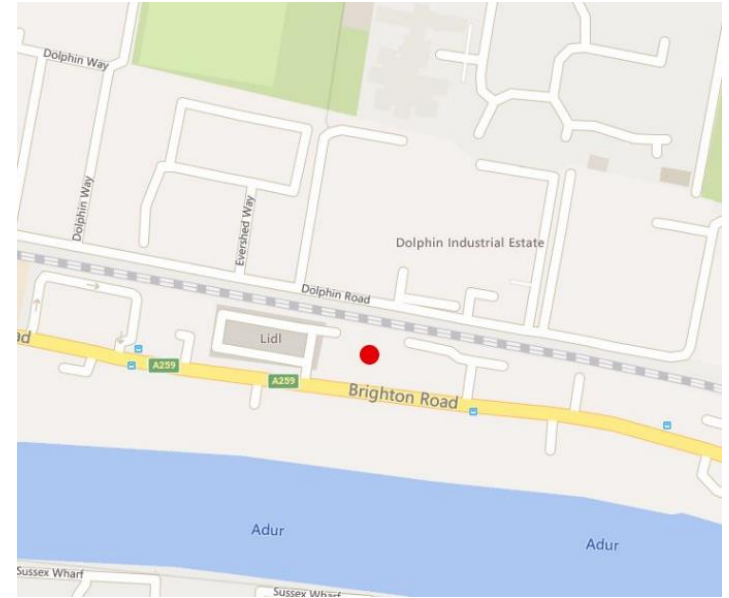
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.



VIEWINGS – 01273 876 200

Jasmine Dean-Milward t: 01273 876 209

David Martin t: 01273 876 212

e: jdean-milward@shw.co.uk

e: dmartin@shw.co.uk



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