



Unit 3, New Wharf
Brighton Road, Shoreham, West Sussex BN43 6RN

TO LET

MODERN OFFICE SUITES

From 261 sq ft to 4,125 sq ft

Key Features:

- Well presented office suites
- Various sizes available
- Self contained access
- Within a 10 minute walk to Shoreham Station
- Communal kitchen, shower and WC facilities
- 20 parking spaces available





Location

The premises are located on the south side of the A259 approximately 0.75 miles to the east of Shoreham town centre. Brighton city centre is located approximately 5 miles to the east. The A27 can be accessed within 2 miles to the north of the site at Holmbush and at the A27 / A283 junction. Shoreham station is 0.5 miles to the west and Southwick station 1 mile to the east.

Accommodation

This well-presented and predominantly open plan office accommodation forms part of the ground and first floor of a warehouse unit. There is a self-contained entrance in order to be able to split the offices up as necessary.

There are 20 parking spaces available.

There is a communal modern and good size kitchen (36.92 sq m; 397 sq ft) and male and female WCs, with a shower room.

The office suites benefit from:

- Carpet tiles
- Perimeter trunking
- Data cabling / power points throughout
- Wall mounted air conditioning units; hot and cold function
- LED lights at first floor; strip fluorescent on the ground
- UPVC double glazed windows
- Furniture available if required

The property has the following approximate
Net Internal Areas (NIA):

| Description | Sq Ft | Sq M |
|---------------------------|--------------------|--------------------|
| GROUND FLOOR | | |
| Room 1 Reception | 337 | 31.29 |
| Room 2 Opposite reception | 261 | 24.25 |
| Room 3 Behind room 2 | 262 | 24.34 |
| Room 4 Behind reception | 321 | 29.79 |
| FIRST FLOOR | | |
| Offices | 2,351 | 218.40 |
| Showroom | 594 | 55.17 |
| Total | 4,125 sq ft | 383.24 sq m |

EPC

We understand the property to have an EPC rating of E(110).

Planning

We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended).

Terms

The property is available to let by way of a new full repairing and insuring sublease for a term to be agreed and a rental of £10 per sq ft per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £TBC

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.



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Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com



Flude
PROPERTY CONSULTANTS

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH