



**LONG LEASEHOLD  
INTEREST FOR SALE**

28 Cecil Pashley Way  
Shoreham Airport, Shoreham, West Sussex BN43 5FF



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## Key Features

- Modern, purpose built hangar
- Situated on Brighton City Airport with excellent access to the A27
- Substantial hangar loading doors allowing aeroplane access
- Hangar access to the apron and taxiway leading to the runways
- Open plan hangar / industrial / warehouse unit
- Yard, vehicle parking to front of unit
- 20m x 20m hard standing to rear of unit
- Long leasehold interest for sale





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## Location

Located between Brighton and Worthing, sits Brighton City Airport Business Park. Access is via the main A27 dual carriageway or the A259 South Coast Road. Shoreham town centre is located approximately 1 km to the east.

Other occupiers on the business parks include Ricardo Engineering, Northbrook College, Cox Powertrain, Transair Flight Equipment etc.

## Description

The property comprises a standalone purpose built self-contained hangar / industrial building.

There is a single storey construction of office, kitchen and WC facilities along the southern elevation of the building, where the main personnel entrance is located. The area above the offices can be used for storage. Beyond the offices is an open plan well-presented industrial / warehouse / hangar space.

There is a substantial loading / hangar door to the northern elevation accessing onto the apron and taxiway which allows the unit to be used for aircraft hangar purposes.

The demise includes a 20 metre x 20 metre hard surfaced apron to the north of the unit for aircraft parking. To the south and east elevations of the unit there are car parking / yard areas.

The unit is accessed via a private drive from Cecil Pashley Way

## Accommodation

We have measured the existing accommodation to have the following approximate gross internal floor areas:

Floor	Description	Sq Ft	Sq M
Ground	Hangar	3,608	335.27
Ground	Offices, kitchen & WC	576	53.47
<b>TOTAL</b>		<b>4,184</b>	<b>388.74</b>





## Rateable Value

Rateable Value from 01/04/2023: £47,250.

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

## EPC

We understand the property to have an EPC rating of C (64).

## Planning

We believe that the building was developed under planning consent reference L/136/99/TP/18137. Under which consent was granted for a "Hangar (With Incidental Workshop & Offices) And Associated Aircraft And Car Parking Areas".

## Head Lease

Our client's interest is a long lease for a term of 125 years from the 24th May 2000. The current ground rent is £7,000 per annum, with 5 yearly rent reviews upward only and settled at 20% of the estimated market rent. The 2020 ground rent review is currently under negotiation.

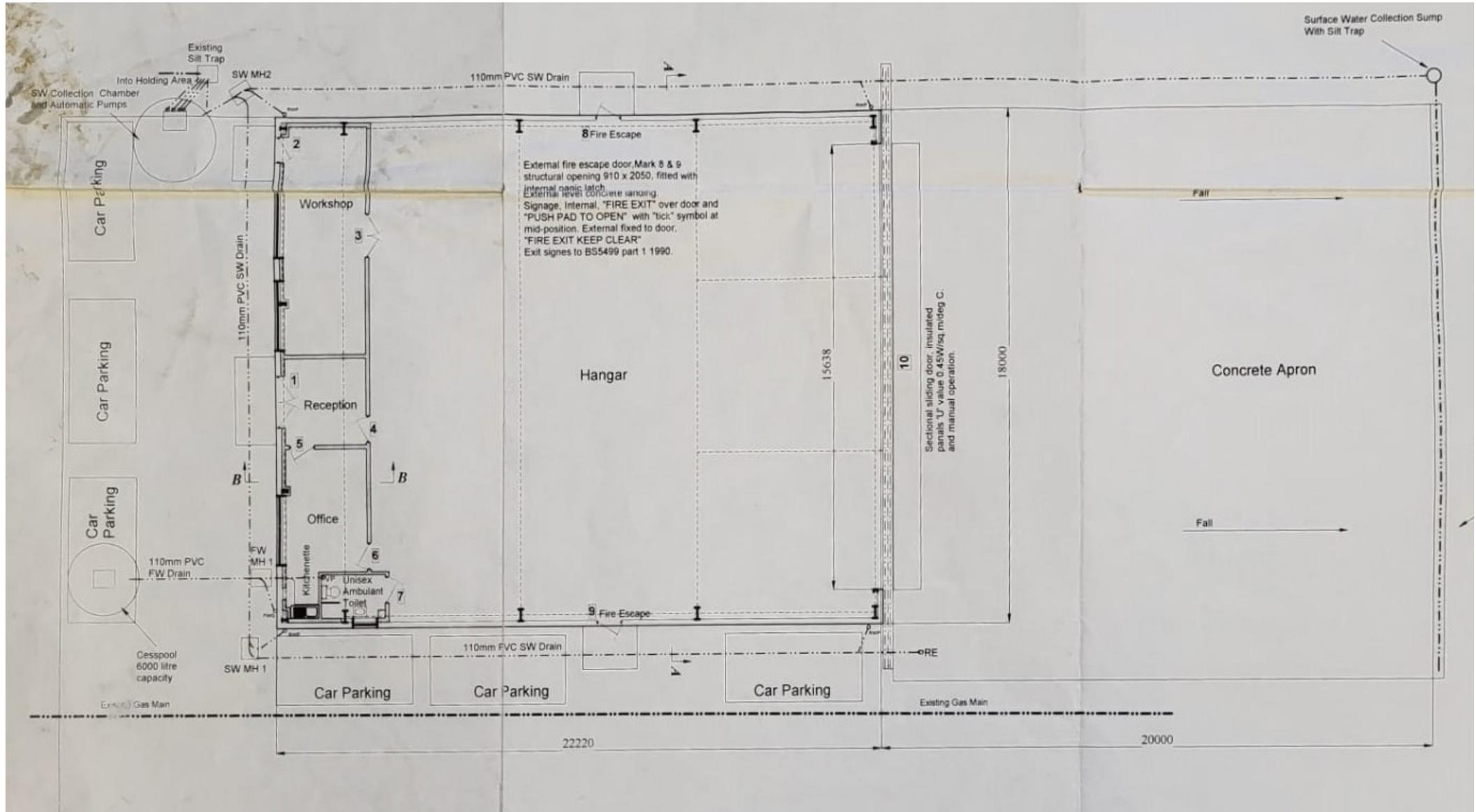
**-NB- The permitted use within the head lease is for aviation related purposes.**

A copy of the head lease can be made available upon request.





FLOOR PLAN For identification purposes only





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## Terms

The long leasehold interest is offered for sale with vacant possession on completion. Offers invited in the region of £450,000.

## Legal Fees

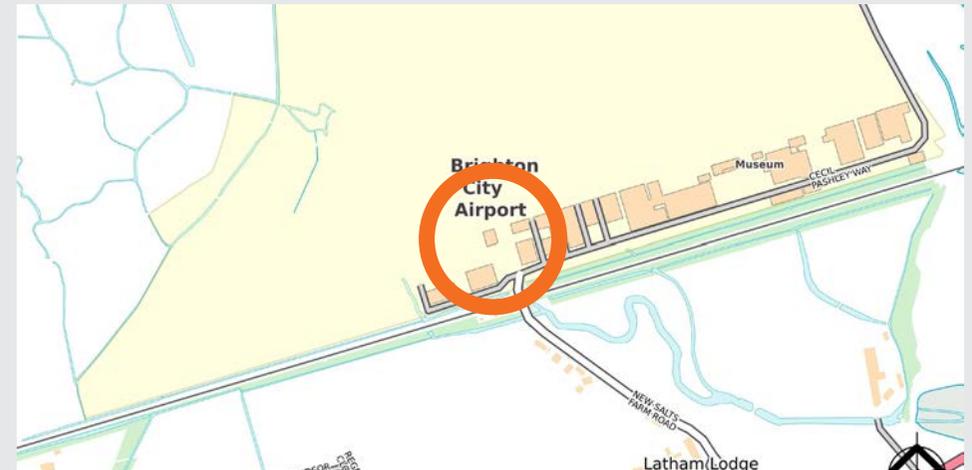
Each party to bear their own legal costs incurred.

## VAT

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

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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