



**TO LET**

**Unit 3 Highdown House, 11 Cecil Pashley Way**  
**Shoreham Airport, Shoreham BN43 5PB**



## Key Features

- Well presented warehouse / workshop unit
- Additional 1st floor office
- Located at Brighton City Airport (Shoreham)
- Good Access to A27
- Separate car park
- Rent £21,000 per annum

## Location

The unit is located in Brighton City Airport Business Park, with Brighton to the East and Worthing to the West. 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 and Cox Powertrain.







## Description & Accommodation

A mid terrace warehouse / workshop unit with roller shutter and separate pedestrian access doors.

There is a first floor office to the rear.

The property has the following approximate Net internal areas:

Floor	Sq Ft	Sq M
Ground	1,043	96.95
First	302	24.14
<b>Total</b>	<b>1,346</b>	<b>12.09</b>

## EPC

We understand the property to have an EPC rating of E - 105





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## Planning

We understand the premises benefit from Class E / B8 use within the Use Classes Order (UCO) that came into effect on 1st September 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard and their required use.

## Terms

The property is available to let by way of a new lease with terms to be agreed at a rent of £21,000 per annum exclusive.

## Business Rates

Rateable Value (2023): £15,500

## VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.



## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Will Thomas  
[w.thomas@flude.com](mailto:w.thomas@flude.com)  
**01273 727070**  
[www.flude.com](http://www.flude.com)

Flude Property Consultants 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 Property Consultants 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.

