



TO LET

Units 3 & 4 Cyril Richings Business Centre
202-210 Brighton Road, Shoreham BN43 6RJ



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202-210 Brighton Road, Shoreham BN43 6RJ

halfords



B&Q

UNIT 3

UNIT 4





Key Features

- Strong roadside location. Highly visible.
- Recently refurbished
- Neighbouring occupiers include Lidl, Howden Joinery, Halfords, Screwfix, Dunelm and B&Q
- Excellent transport links
- Underground car park with 31 car spaces attached to the units
- Allocated parking for lorries in addition to car park
- First floor office accommodation
- Roller shutter doors and separate personnel doors
- Minimum eaves height 5.4 m
- Can be let together or separately



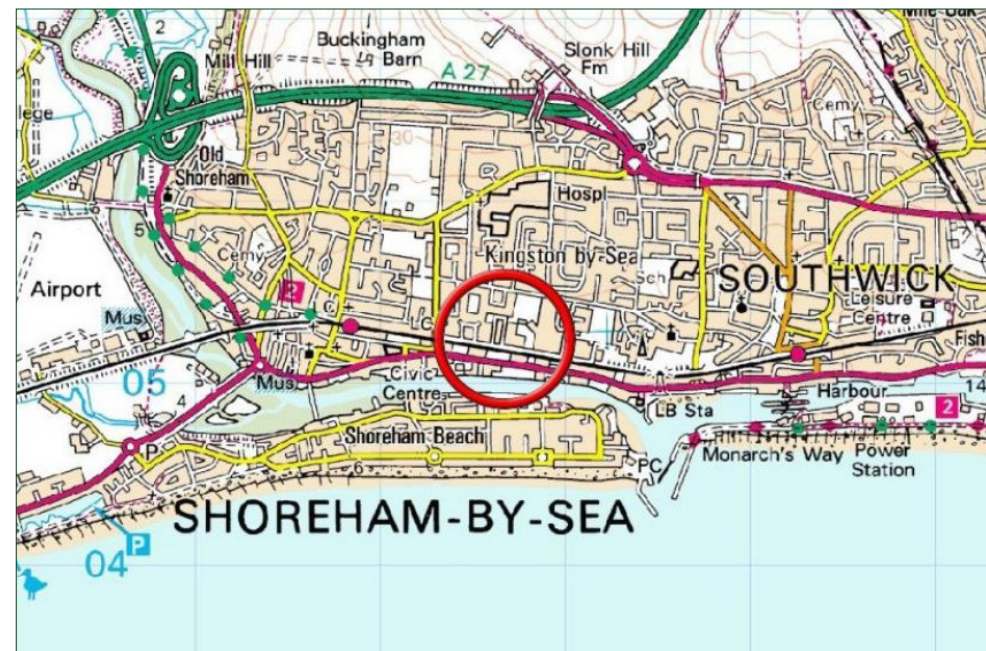
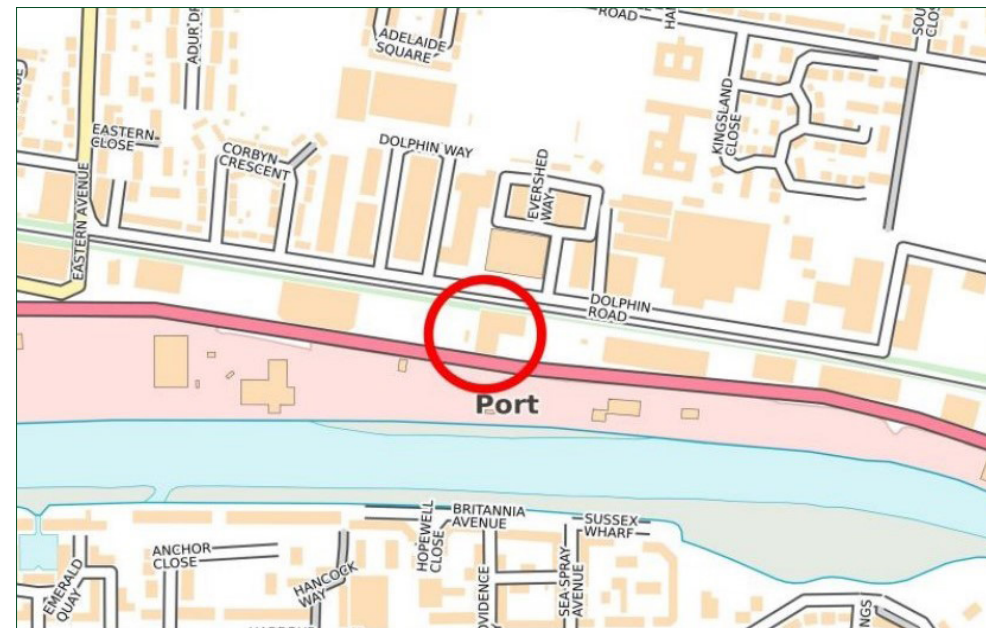


Location & Situation

The property is located on the north side of the A259 Brighton Road in Shoreham. Shoreham town centre and railway station are located within 2/3 of a mile to the west. Brighton city centre is located 5 miles to the east. Worthing town centre is located 5 miles to the west.

The A27 south coast trunk road is accessible via the Shoreham By pass interchange and also via Holmbush (westbound only) both within 2 miles of the property.

The property benefits from direct frontage to and access from Brighton Road. Brighton Road is a principle and busy east – west thoroughfare. The stretch of Brighton Road between Shoreham and Southwick has undergone – and continues to undergo – significant change. There has been significant residential development south of Brighton Road. North of Brighton Road the location has increasingly moved from traditional industrial and warehouse uses to trade counter and retail uses. Occupiers here include Screwfix, Howden Joinery, Lidl, Dunelm, B&Q, Halfords and The Bathroom Showroom.





Description & Accommodation

Cyril Richings Business Centre is a purpose built industrial / warehouse estate providing modern steel framed, profiled steel clad industrial / warehouse units.

The units are arranged with open ground floor warehouse / production space and first floor accommodation providing office space, WCs and kitchen facilities. Each have yard space and a roller shutter door with a separate personnel door.

The estate benefits from a large underground car park with 31 spaces allocated to the subject units.

Min. eaves 5.4 m / Max. eaves 7.1 m



| Unit | Floor | Description | Sq M | Sq Ft | Quoting Rent |
|----------------------|--------------|-----------------------|-------|--------|----------------|
| 3 | Ground Floor | Warehouse /production | 613 | 6,600 | |
| | First Floor | Offices | 211 | 2,275 | |
| Total | | | 824 | 8,875 | £89,500 pa ex |
| 4 | Ground Floor | Warehouse /production | 393 | 4,230 | |
| | First Floor | Offices | 153 | 1,656 | |
| Total | | | 546 | 5,886 | £69,500 pa ex |
| Units 3 & 4 Combined | | | 1,371 | 14,761 | £159,000 pa ex |



Rateable Value

Ratable Value: £110,000 for the 2 units combined.

If the units are let separately, it will be necessary to apply to split the assessment.

EPC

We understand Unit 4 to have an EPC rating of C (55)

An EPC has been commissioned for Unit 3.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses.

We understand that the property has been used predominantly for storage, distribution and administration uses. We therefore anticipate the established / consented use to be a mix of B8 warehouse and Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





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Terms

The units are to let individually or combined on new full repairing and insuring leases for a term to be agreed.

Unit 3 - £89,500 per annum

Unit 4 - £69,500 per annum

LEGAL FEES

Each party to bear their own legal costs incurred.

VAT

Rents are quoted exclusive but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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