



TO LET

Sinnis House, Ocean View Business Park
Southwick, West Sussex, BN41 1PL



Key Features

- Rare opportunity to acquire office space with dedicated yard / storage area
- Secure on-site open storage yard (1,292 sq ft), suitable for parking, container storage or general open storage
- Exceptional value office accommodation
- High specification glazed meeting rooms
- To be partitioned as desired to create private workspace
- 2 dedicated parking spaces, with additional parking available by separate negotiation
- Available by way of a sub-lease for an initial term up to March 2027
- Rent £15 per sq ft inclusive of service charge and business rates



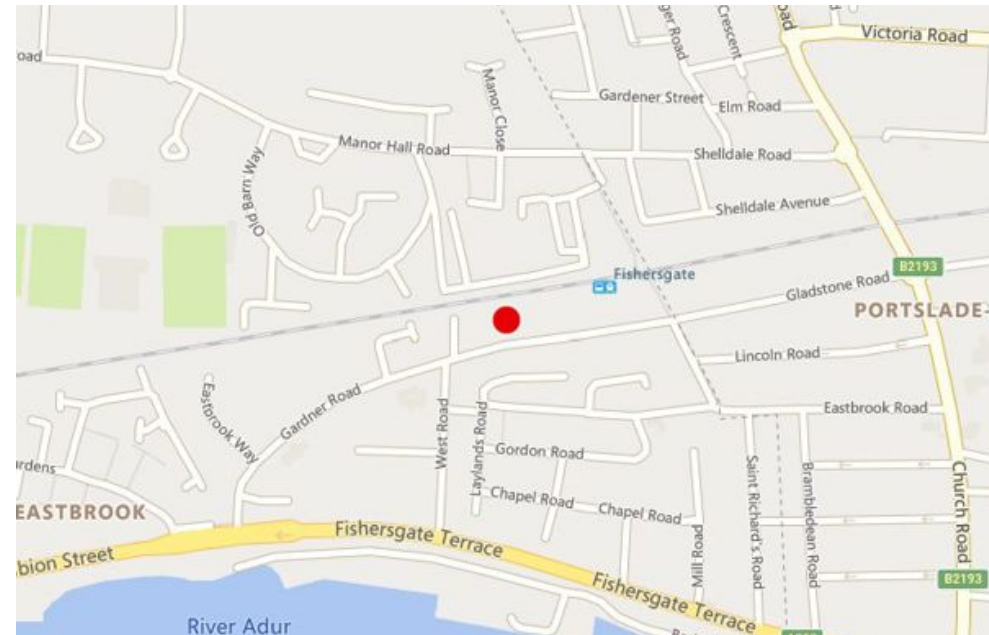


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Location & Situation

The property is located in Southwick, about 4 miles west of Brighton city centre, within Ocean View Business Park on Gardner Road. It is a 5 minute walk from Fishersgate railway station, providing regular service to Brighton.

The A259 South Coast Road is 150 yards to the south, and the A270 Old Shoreham Road is nearby to the north, offering quick access to the A27, M23, and the wider motorway network.





Description & Accommodation

The property comprises the part first floor offices of a mixed-use building, offering light and airy workspace.

Our client occupies the entire first floor rear (4,392 sq ft) but does not require the whole area and is seeking to sub-let a portion to a new occupier. The available space is flexible and can be configured to provide between 1,000 and 2,500 sq ft, making it well suited to businesses seeking open plan, air-conditioned offices, creative studio space, or training accommodation. The property includes shared WC facilities, a kitchen, and provisions for breakout and meeting rooms.

A key feature of this opportunity is the additional open storage yard, extending to 1,292 sq ft, which can accommodate parking for at least five vehicles, open storage, or container storage. Situated on a secure site, this combination of office space with dedicated yard/storage provision is rarely available in this location.

The office space is fitted to a specification to include:

- Suspended LED lighting
- Exposed ceilings & services
- Double-glazed windows
- Carpet tile flooring
- Glass meeting rooms
- Fitted kitchen
- HVAC units (Heating, Ventilation, and Air Conditioning)

Area	Sq Ft	Sq M
First Floor - Min	1,000	92.9
Open Storage	1,292	120.03
First Floor - Max	1,500	139.35
Total	3,792	352.28





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EPC

D (86)

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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







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Terms

The office space is available to let by way of a new sub-lease for a term to be agreed and at an inclusive rental of £15 psf. Rental quoted is inclusive of service charge and business rates, but exclusive of electrical charges.

Additionally, the yard space is available to include in the sub-lease with the office space and at a rent of £3,000 per annum.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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



Further Information

Please contact the sole agents Flude Property Consultants:

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20 November 2025

