



Unit 2 Highdown House  
11 Cecil Pashley Way, Shoreham, Shoreham, BN43 5PB

**TO LET**

## Brighton City Airport - Industrial Unit 1,050 sq ft / 97.54 sq m

### Key Features:

- Well presented Industrial Unit
- On site parking
- Good access to A27
- Eaves height of 6.29m - 7.44m
- Roller shutter door (approx. 4.5m high x 3.29m wide)
- Available by way of a new lease
- Rent £17,500 per annum + VAT





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## Location

The unit is located on Brighton City Airport Business Park, with Brighton to the East and Worthing to the West. Shoreham town centre is located approximately 1 km to the east. Access is via the main A27 dual carriageway or the A259 South Coast Road.

Other occupiers on the business parks include Ricardo Engineering, Northbrook College and Cox Powertrain.

## Description

The property is a mid terrace warehouse / workshop unit with roller shutter and separate pedestrian access doors, situated within a terrace of similar units on the south side of Cecil Pashley Way.

The roller shutter is 4.5m high x 3.29m wide, with a maximum ceiling height of 7.44m and minimum of 6.29m.

There is a WC and fire exit to rear.

## Accommodation

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground	1,050	97.54
Total	1,050	97.54

## EPC

We understand the property has an EPC rating of G.

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.

1 April 2026

## 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 £17,500 per annum exclusive, plus VAT.

The current year's service charge, running from 25/12/2025-24/12/2026, is £1054.79 per annum exclusive, plus VAT.

## Business Rates

Rateable Value (2026): £12,250

Occupiers will pay approximately 51% of this per annum.

## VAT

Rents and prices are quoted exclusive of VAT and we are advised the property is elected for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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PROPERTY CONSULTANTS

