Flude
PROPERTY CONSULTANTS

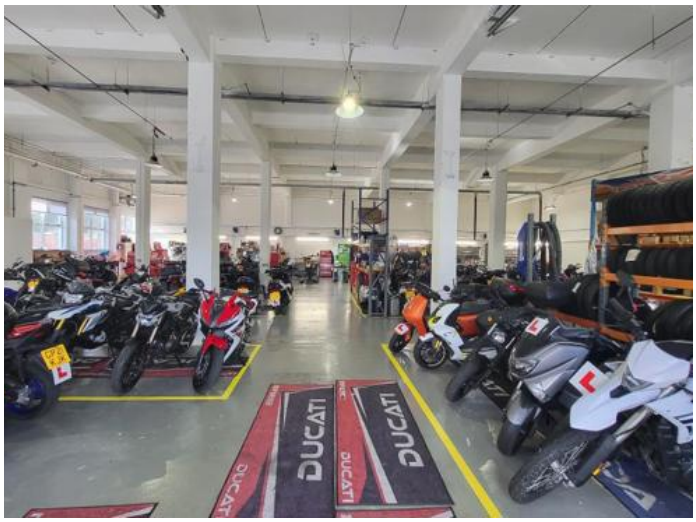
Ground Floor Front Unit, Sinnis House
Ocean View Business, Gardner Road, Southwick, BN41 1PL

TO LET

Open plan workshop
Total area: 5,151 sq ft

Key Features:

- Convenient access to A259 coastal road
- Roller shutter door (approx. 5.5m x 4m)
- 3 phase electricity
- Large, established site
- On site parking
- New effectively FRI lease available
- Rent £65,000 per annum exclusive



Ground Floor Front Unit, Sinnis House Ocean View Business Park
Gardner Road, Southwick, West Sussex, BN41 1PL

Location

Southwick lies approximately 4 miles west of Brighton city centre. Ocean View Business Park is located on the northern side of Gardner Road within a 5 minute walk of Fishersgate station.

The A259 South Coast road is situated approximately 150 yards to the south, whilst the A270 Old Shoreham Road is easily accessible a short distance to the north from which access can be gained to the A27, the M23 and the national motorway network beyond.

Location pin (what3words) : levels.daring.emerge
https://what3words.com/levels.daring.emerge

Description

The subject unit comprises ground floor accommodation situated on the southern side of this two-storey purpose built commercial building.

The front unit has been recently refurbished and made open-plan with a roller shutter at the front (approx. 5.5m x 4m). The eaves height throughout is approximately 5.15m.

There are communal WCs and if required, a kitchen can be erected within the space.

Accommodation

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

Area	Sq Ft	Sq M
Ground	5,151	478.53
Total	5,151	478.53

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. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore 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.

Terms

The unit is available on a new, effectively full repairing and insuring lease for a term to be agreed at £65,000 per annum exclusive.

Business Rates

To be assessed.

VAT

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

Legal Fees

Each party to bear their own legal costs incurred.

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.

23 March 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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