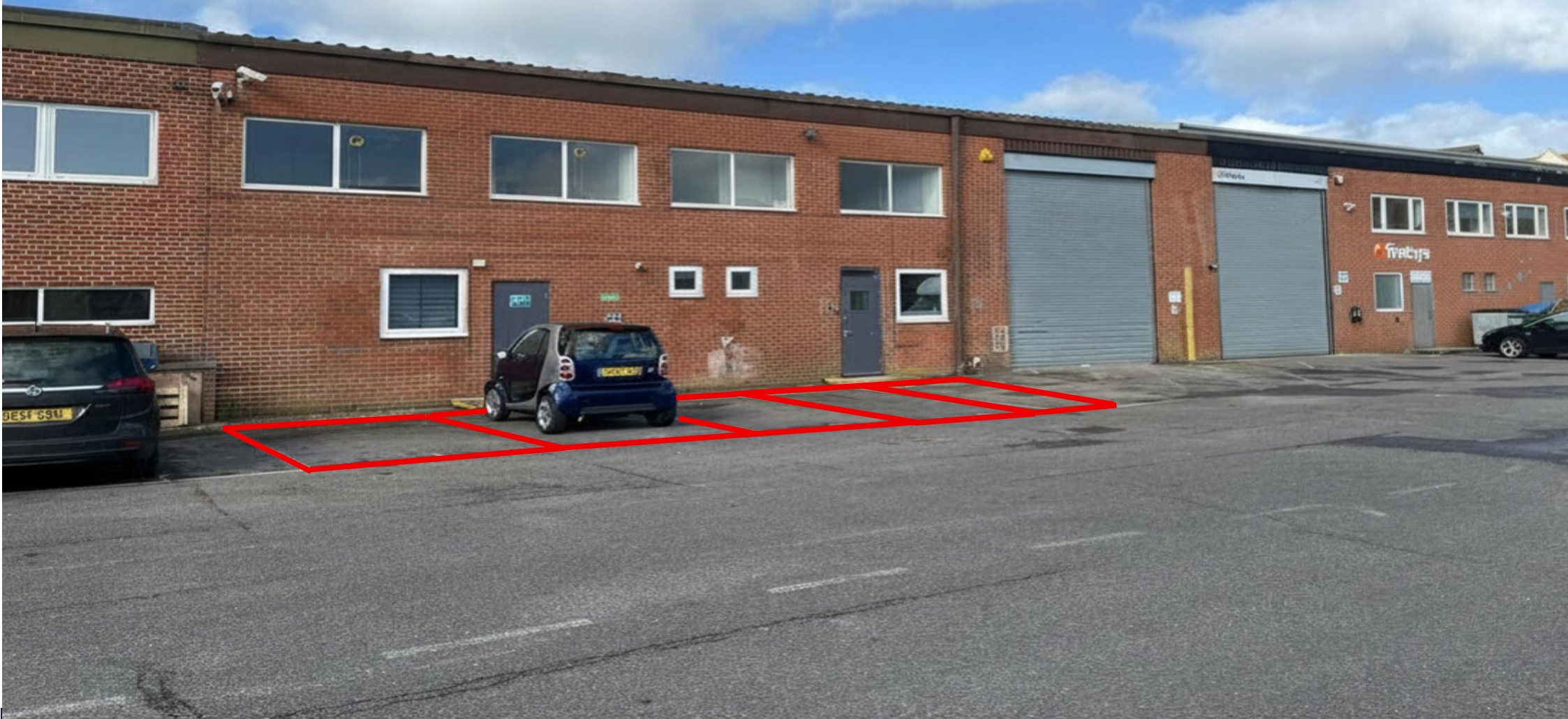


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FOR SALE

INDUSTRIAL/WAREHOUSE UNIT – 8,650 SQ FT (803.58 SQ M)

Unit 2, Harbour Way Industrial Estate, Harbour Way, Shoreham, West Sussex, BN43 5HZ

DESCRIPTION

The unit comprises a mid-terrace building comprising of three similar modern units. The unit has three offices on the first floor and comprises a warehouse/production space with a 2-storey integral office area, stores and WC at the front.

The unit has an eaves height at 19ft 6in and an electronically operated loading door. Car parking is at the front of the unit.

LOCATION

The Harbour Way Industrial Estate is situated on Shoreham beach, the southern side of Shoreham Harbour approximately mid way along Harbour Way. Access to the A259 Coast Road is approximately 1.5 miles to the west, whilst Shoreham town centre, Shoreham Airport and the A27 South Coast Trunk Road are all within a few minutes drive.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse + WC	7,794	724.06
First Floor - Offices	856	79.52
TOTAL	8,650	803.58

Note: There is also a mezzanine floor of 4,423 sq ft.

AMENITIES / OPPORTUNITY

- Rarely available freehold
- Eaves height 5.94m
- Electrically operated loading door
- 5 Car parking spaces to the front

PRICE

£1,200,000 Freehold

TERMS

The freehold interest in the property is available.

RATES

The April 2026 Rateable Value of the property is £65,500.

VAT

VAT will be chargeable on the price agreed.

LEGAL COSTS

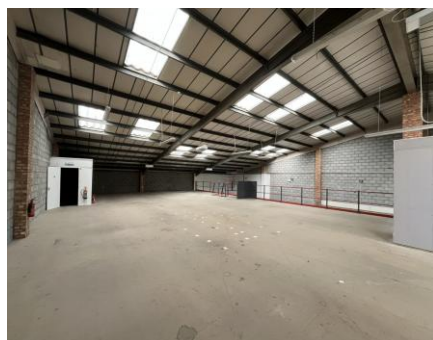
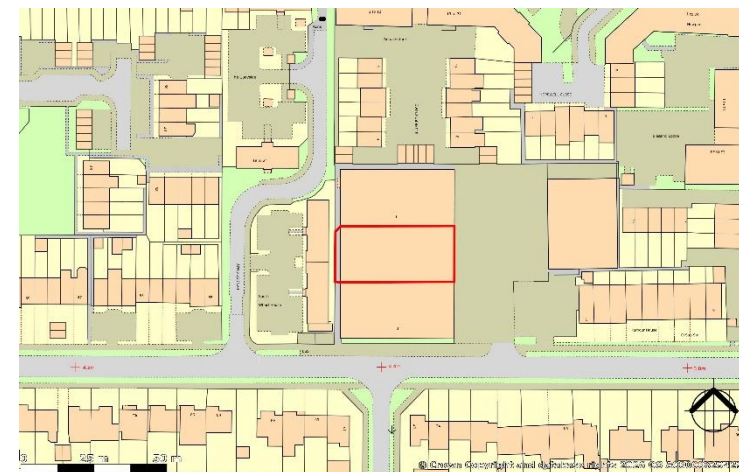
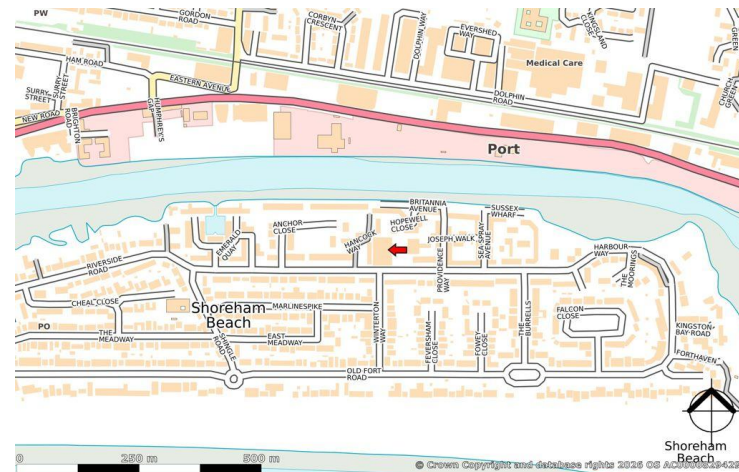
Each party to be responsible for their own legal fees.

EPC

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