

SHW

MAKING PROPERTY WORK

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TO LET

OFFICES – TO BE REFURBISHED – 14,078 SQ FT (1,307.85 SQ M)

Unit 21 Cecil Pashley Way, Brighton City Airport, Shoreham-By-Sea, West Sussex, BN43 5FF

DESCRIPTION
A modern stand alone building currently arranged as a combination of open plan and partitioned offices at ground and first floor levels with a parking area and an additional car park to the front.

To be refurbished.

LOCATION
Brighton City Airport is strategically located between Brighton (7 Miles East) and Worthing (5 Miles West). Access is via the A27 dual carriageway from the north as well as the A259 South Coast Road.

Shoreham Town Centre is approximately 15 minutes' walk, with Shoreham station providing direct train links to London Victoria & Brighton.

The building is at the western end of Cecil Pashley Way.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	6,668	619.46
First Floor	7,410	688.39
TOTAL	**14,078**	**1,307.85**

AMENITIES
- Fully air conditioned offices
- Carpeted
- WCs
- Lift
- Fitted Kitchen
- Parking for 48 cars (1:327 sq ft)
- Fully accessible raised floors

RENT
£200,000 PAX.

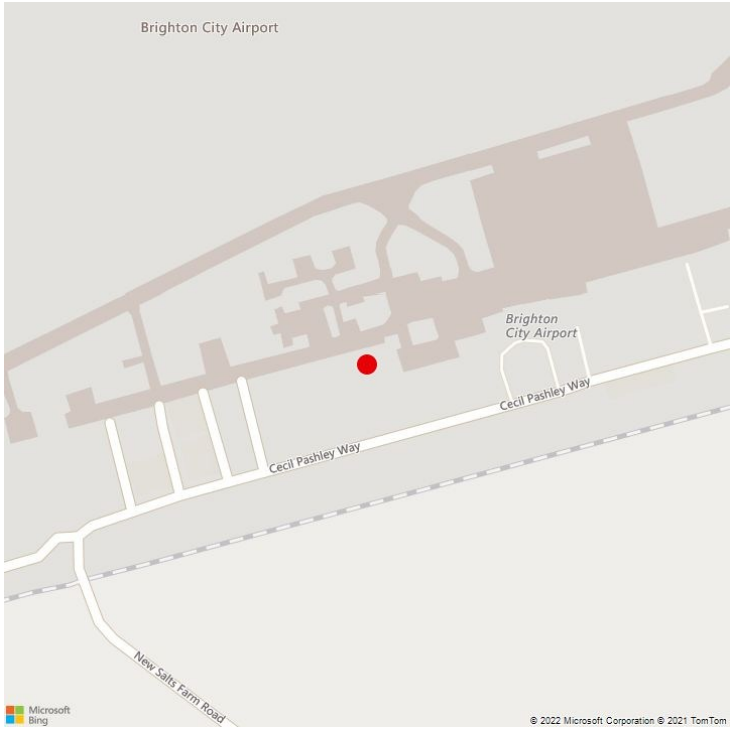
TENURE
A new lease for a term to be agreed.

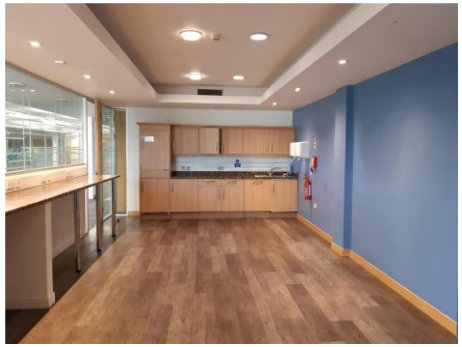
RATES
Rateable value £101,000 (2026).

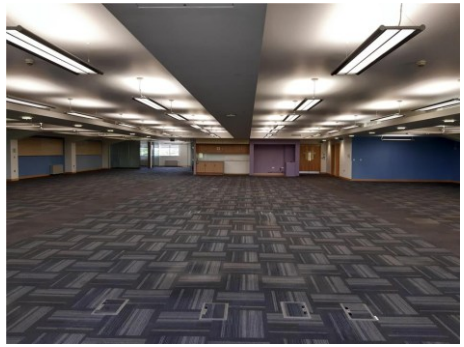
VAT
VAT will be chargeable on the terms quoted.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
The property has an EPC rating of C.











VIEWINGS – 01273 876200

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