

MAKING
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TO LET

INDUSTRIAL/WAREHOUSE & OFFICE SPACE – 1,712 SQ FT (159.05 SQ M)

Unit 8, Riverside Business Centre, Brighton Road, Shoreham-By-Sea, West Sussex, BN43 6RE

DESCRIPTION

The unit offers light industrial space on the ground floor, featuring a roller shutter door. The first floor is designated as open plan office space.

The unit will be available from September 2026.

LOCATION

The Riverside Business Centre is located next to the River Adur, just off the A259 Brighton Road and approximately ¼ mile to the east of Shoreham Town Centre. Brighton to the East and Worthing to the West are both within approximately 5 miles.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	875	81.29
First Floor	837	77.76
TOTAL	1,712	159.05

AMENITIES / OPPORTUNITY

- Male, female & disabled WCs
- Suspended ceilings & carpeting
- Kitchen
- LED lighting
- Visitor parking
- Roller shutter door

RENT

Annual Rent of £21,000 - £29,104 depending on specification.

RATES

The current Rateable Value of the property is £20,500 but from the 1st April 2026 the rateable value will be £21,500.

VAT

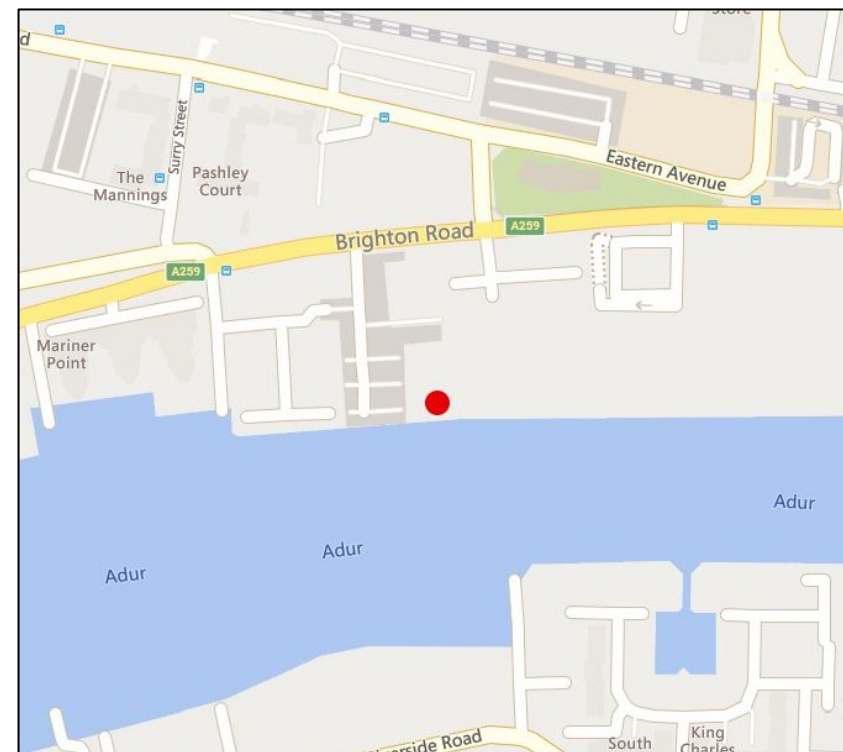
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.

**VIEWINGS –**

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