GRAVES SON & PILCHER

To Let

A259 Main Road Location
Recently Refurbished Warehouse / Industrial Units

Unit 3-4

The Cyril Richings Business Centre, 202 - 210 Brighton Road, Shoreham-by-Sea, BN43 6RJ

Industrial / Warehouse

TO LET

5,886 to 14,761 sq ft

(546.83 to 1,371.34 sq m)

- Modern warehouse / industrial development with large underground car park
- 31 car parking spaces allocated to Units 3 / 4, along with shared use of unallocated visitor / overflow parking spaces at the landlord's discretion
- Recently refurbished units
- A259 Main Road Location
- Reduced Rent

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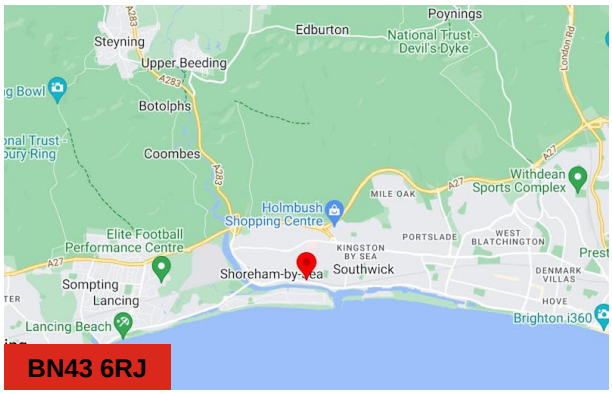
Unit 3-4, The Cyril Richings Business Centre, 202 - 210 Brighton Road, Shoreham-by-Sea, BN43 6RJ

Summary

Available Size	5,886 to 14,761 sq ft
Rent	£69,500 - £159,000 per annum
Rateable Value	£110,000 Presently combined
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)



Description

Fronting the A259 and forming part of a modern warehouse / industrial development with large underground car park, the available units have been recently refurbished and are available as a whole but can be let separately if required. Features include an eaves height of 20' / 6m, a 3 phase electricity supply, gas supply and first floor office accommodation. The underground car park has CCTV and timed electric doors. There are 31 car parking spaces allocated to Units 3 / 4, along with shared use of unallocated visitor / overflow parking spaces at the landlord's discretion.

TOTAL COMBINED FLOOR AREA: 14,761 ft^2 / 1,371 m^2

UNIT 3 - Total 8,875 ft^2 / 824 m^2, 19 car parking spaces, 1 lorry space on forecourt
UNIT 4 - Total 5,886 ft^2 / 546 m^2, 12 car parking spaces, 1 lorry space on forecourt

EPC Rating Unit 3: C (74) Unit 4: C (55)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Unit 3	8,875	824.51
Unit - Unit 4	5,886	546.83
Total	**14,761**	**1,371.34**

Location

Situated on the west side of the Brighton / Hove conurbation in a high profile and well connected location alongside the main A259 coast road. Neighbouring occupiers include Lidl, Screwfix, Howdens, B&Q, Halfords, McDonald's, City Plumbing Supplies and Benchmarx Kitchen Showroom. A number of major residential redevelopment schemes are coming forward on nearby waterfront sites. Shoreham town centre and railway station are within walking distance. The A27 and Brighton bypass are conveniently accessible. The frequent 700 Coastliner bus service stops outside the property, linking Brighton and Worthing.

Terms

The units are TO LET individually or combined at commencing rentals of:
Unit 3 - £89,500 per annum, exclusive
Unit 4 - £69,500 per annum, exclusive

There will be rent reviews at appropriate intervals and the rental is exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings.

Viewing & Further Information

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