GRAVES SON & PILCHER

To Let

A259 Main Road Location
Recently Refurbished Warehouse / Industrial Units

Unit 3

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

Industrial / Warehouse

TO LET

8,875 sq ft

(824.51 sq m)

- Main road location - A259
- Modern warehouse / industrial development
- 19 car parking spaces in underground car park
- 1 lorry space on forecourt
- 6m eaves height
- Recently refurbished unit
- A259 Main Road Location
- Reduced Rent

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Summary

Available Size	8,875 sq ft
Rent	£89,500 per annum
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

Fronting the A259 and forming part of a modern warehouse / industrial development with large underground car park. This available unit has also been recently refurbished and 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 19 car parking spaces allocated to Units 3, along with shared use of unallocated visitor / overflow parking spaces at the landlord's discretion.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Unit	8,875	824.51
Total	**8,875**	**824.51**

Location

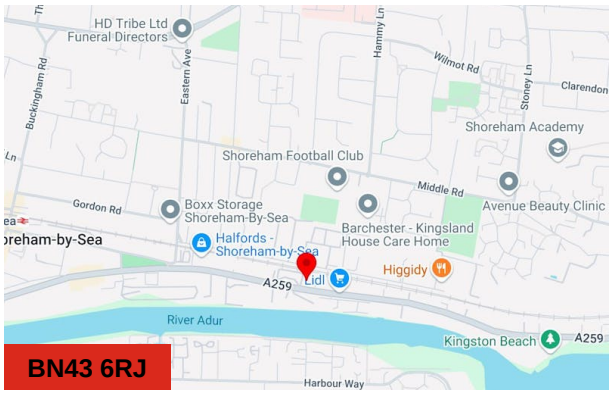
Situated on the west side of the Brighton / Hove conurbation in a high profile and well connected location alongside the main A259 coast road. Neighbouring occupiers include Lidl, Screwfix, Howdens, B&Q, Halfords, McDonald's, City Plumbing Supplies and Benchmarx Kitchen Showroom. A number of major residential 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

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.

We are also marketing Unit 4 To Let

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



Viewing & Further Information

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