



**MAKING
PROPERTY
WORK**
SHW.CO.UK

TO LET

OFFICE – 1,716 SQ FT (159.42 SQ M)

Unit 7, Riverside Business Centre, Brighton Road, Shoreham, West Sussex, BN43 6RE

DESCRIPTION

The unit provides light industrial space on the ground floor with a roller shutter door. The first floor is currently office space with meeting rooms. Alternatively, the whole building could be used as an office. There are 4 car parking spaces to the front. The unit is located within a modern purpose built estate overlooking the River Adur.

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 (IPMS 3)

	SQ FT	SQ M
Unit 7	1,716	159.42
TOTAL	1,716	159.42

AMENITIES / OPPORTUNITY

- 4 car parking spaces
- Roller shutter door
- Ground floor DDA compliant WC
- Male & female WCs at first floor
- Suspended ceiling

RENT

£30,000 PAX plus VAT (£17.00 per sq. ft)

TENURE

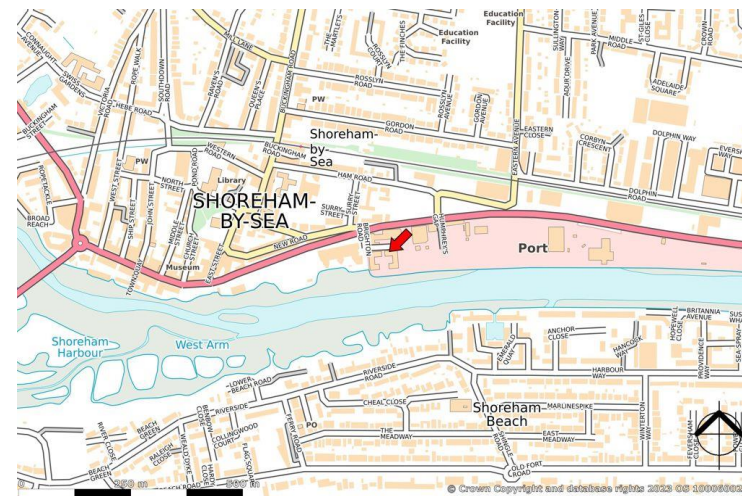
A new full repairing and insuring lease is available on terms to be agreed.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £17,000 pa.

EPC

The property has an EPC rating of D.

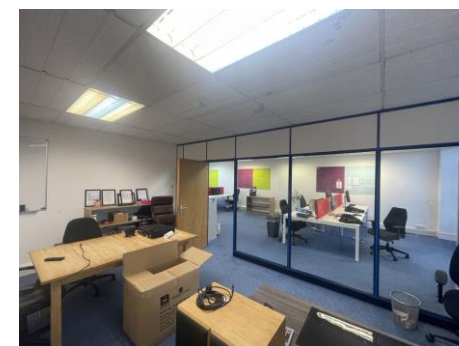
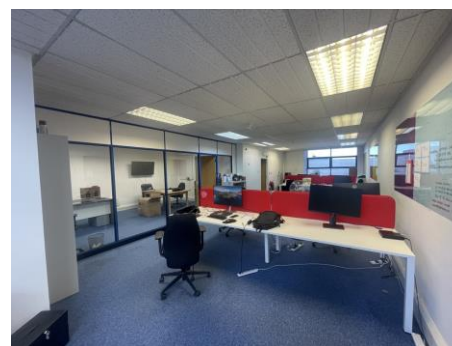
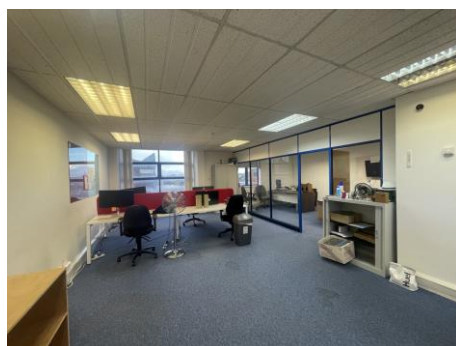
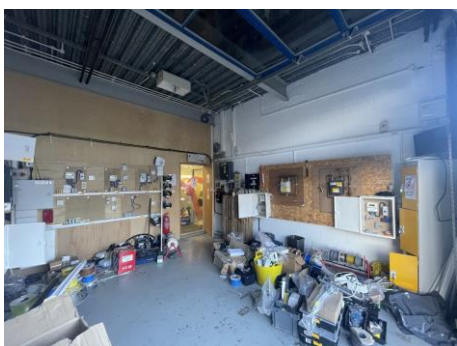


VAT

VAT may be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.



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