



7 Cecil Pashley Way
Shoreham Airport, Shoreham, West Sussex BN43 5FF

TO LET

OFFICE WITH 12 PARKING SPACES

Can be split from circa 1,000 sq ft

Key Features:

- Situated on Brighton city airport with excellent access to the A27
- Newly refurbished high quality accommodation
- Air conditioning
- 12 parking spaces
- Refurbished kitchen
- Separate male and female WC's
- Excellent natural light
- [Video tour available](#)





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Location

Located between Brighton and Worthing, sits Brighton City Airport Business Park. Access is via the main A27 dual carriageway or the A259 South Coast Road. Shoreham town centre is located approximately 1 km to the east.

Other occupiers on the business parks include Ricardo Engineering, Northbrook College, AIG Insurance, Cox Powertrain, Transair Flight Equipment etc.

Accommodation

The property comprises the 1st floor of a modern purpose built warehouse/hanger. The accommodation is accessed via stairs from the ground floor reception area. The space is open plan, benefiting from:

- Suspended ceilings
- Recessed lighting
- Air conditioning
- Perimeter trunking
- Kitchen
- Separate male and female WC'

The property has the following approximate **Net Internal Areas (NIA)**:

Total	3,243 sq ft	301.32 sq m
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EPC

We understand the property to have an EPC rating of D(g2).

Planning

We understand that the premises benefit from B1 office use within the Use Classes Order 1987 (as amended).

Terms

The accommodation is offered to let on a new lease for a term to be agreed and at a rent of £45,000 per annum exclusive of other outgoings. Utilities and rates to be sub metered/apportioned/split as appropriate. If the accommodation is split into smaller suites rent will be charged pro rata.

Business Rates

Rateable Value (2017): £ Tenant to pay a proportion of the rates bill, the amount to be confirmed.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

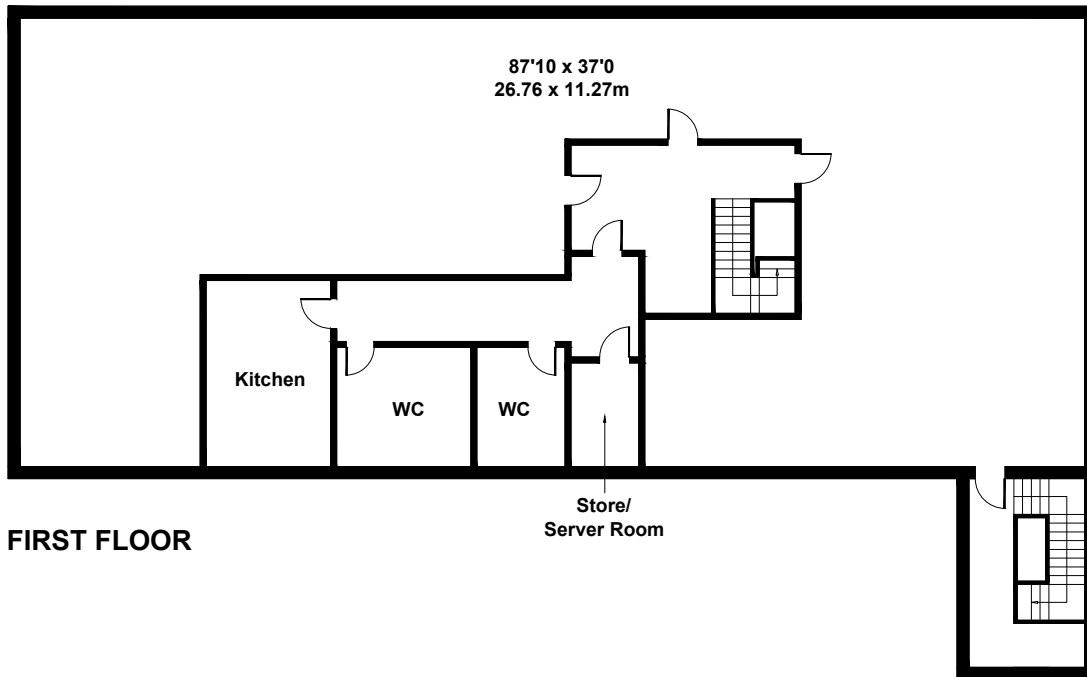
Each party to bear their own legal costs incurred.



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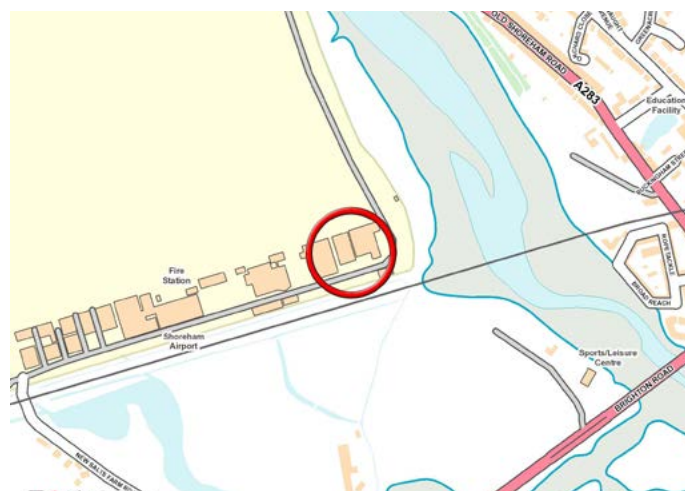
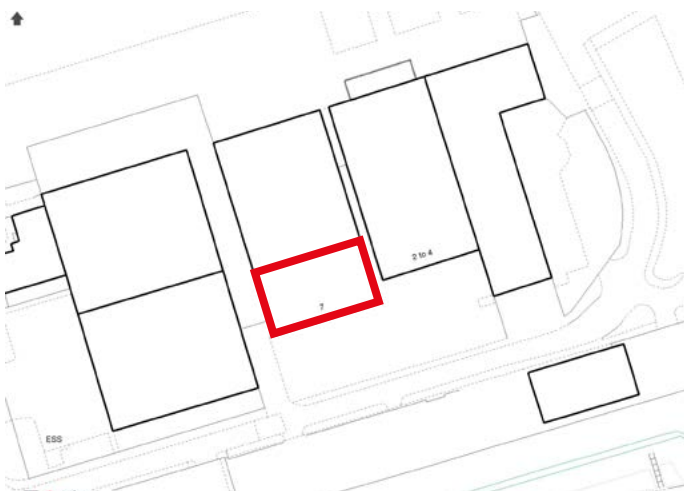
Floor Plans

7 Cecil Pashley Way, Shoreham Airport, Shoreham BN43 5FF
Approximate Gross Internal Area
3243 sq ft - 302 sq m





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Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Ed Deslandes / Andrew Halfacree

e.deslandes@flude.com / a.halfacree@flude.com

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS



June 2020

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH