

NEW BUILD COMMERCIAL CLASS E UNITS - TO LET

Approx. 542 - 7,555 sq ft (50.40 - 701.90 sqm)



Oakley

Your Sussex Property Expert



Former Adur Civic Centre, Ham Road, Shoreham-By- Sea, West Sussex BN43 6PR

- New build Class E units
- Selection of sizes or can be taken as a whole
- Ready summer 2026
- Prominent position on A259
- Parking available
- Can be available in 'Shell & Core' condition or partly 'fitted out'

TO LET

Commercial & Residential Property throughout Sussex

Commercial Head Office • 30-31 Foundry Street • Brighton • East Sussex • BN1 4AT • Tel 01273 688882

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LOCATION

Shoreham is conveniently located between Brighton and Worthing and benefits from good public transport with regular bus services and main line railway station providing direct links to Brighton, Gatwick Airport and London Victoria. The area has multiple representations on the outskirts of the town from Tesco, Marks & Spencer and Next Home and Garden store. More locally, the high street has a mix of independent retailers, banks, eateries and larger names such as The Original Factory Shop and Boots. Shoreham has maintained an excellent localised trading centre with attractive riverside walks and pedestrian areas.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN43 6PR.

DESCRIPTION

The overall development is made up of 150+ apartments and over 7,000 sq ft of commercial space across the ground floor. The commercial space will benefit from excellent roadside presence, fronting the A259 with connections east and west and north to the A27. Shoreham mainline train station is only a few minutes away. The space benefits from Class E usage and therefore multiple uses will be considered.

ACCOMMODATION

The accommodation table is detailed overleaf.

LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed.

RENT

£15.50 per sq ft exclusive.

VAT

VAT will be applicable.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The space has not yet been rated. Interested parties are encouraged to make their own enquiries with Adur District Council.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates will be available once the units are completed.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

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ACCOMMODATION SCHEDULE

UNIT	SQ.FT	SQ.M
<i>Unit 1</i>	<i>777</i>	<i>72.2</i>
<i>Unit 2</i>	<i>735</i>	<i>68.3</i>
<i>Unit 3</i>	<i>542</i>	<i>50.4</i>
<i>Unit 4</i>	<i>965</i>	<i>89.7</i>
<i>Unit 5</i>	<i>1,027</i>	<i>95.4</i>
<i>Unit 6</i>	<i>1,012</i>	<i>94.0</i>
<i>Unit 7</i>	<i>815</i>	<i>75.7</i>
<i>Unit 8</i>	<i>990</i>	<i>92.0</i>
<i>Unit 9</i>	<i>691</i>	<i>64.2</i>
Total accommodation	7,554	701.9

SPECIFICATION

- WC's to be installed in each unit
- Tea point/kitchen per unit
- Carpet tiles laid in office space
- Specialist good quality ceramic floor tiles - WC and lobby area
- Suspended ceilings installed
- Glazing and doors installed to external parts
- Heating & cooling via VRV heat pump system
- LED lighting
- Fire alarm
- BREEAM - good
- Any air conditioning plants will require a planning application for location and installation
- Panel heating will be provided
- Vinyl in wet areas will be provided
- The air conditioning/HVAC will be installed

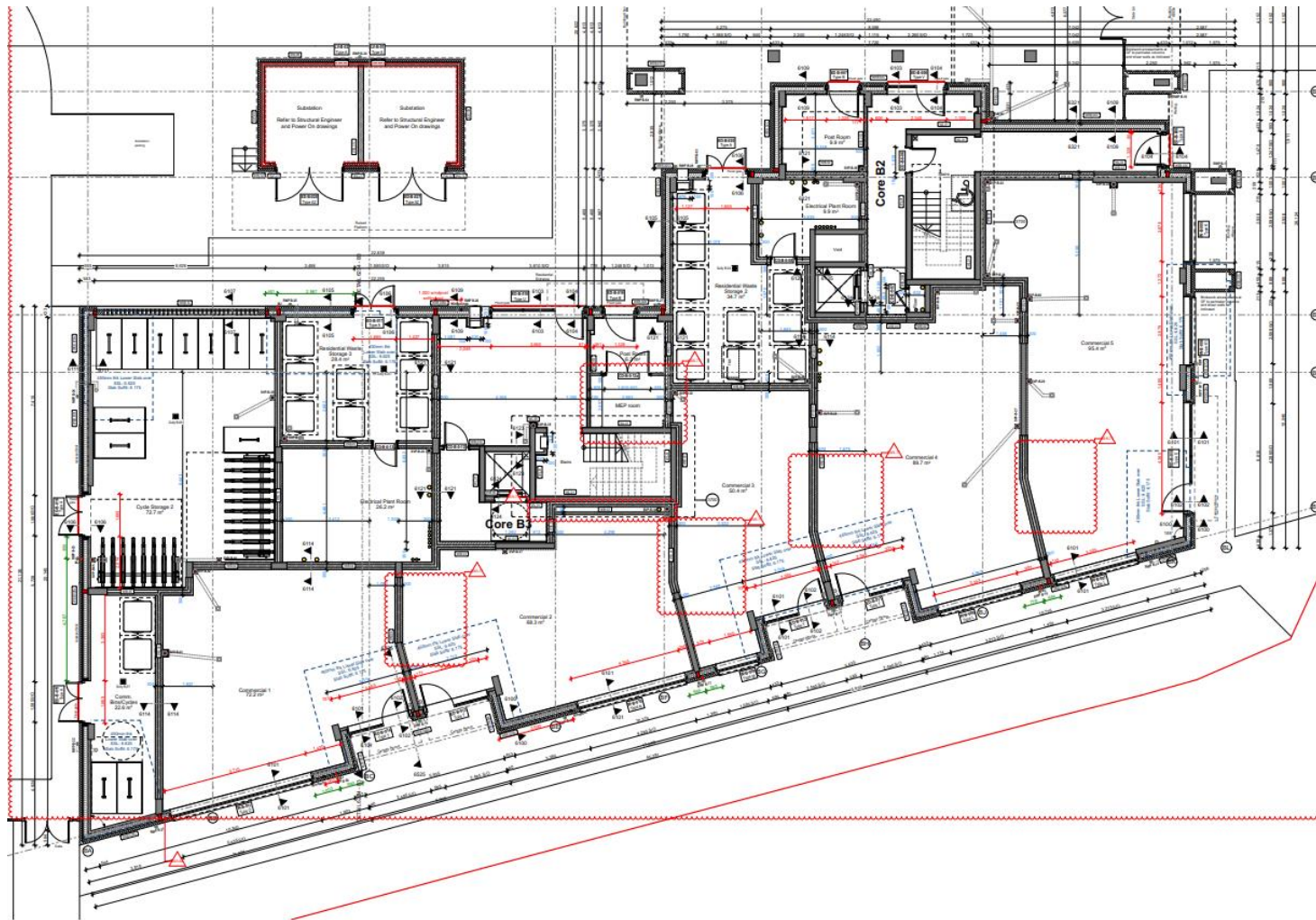
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Southern Block



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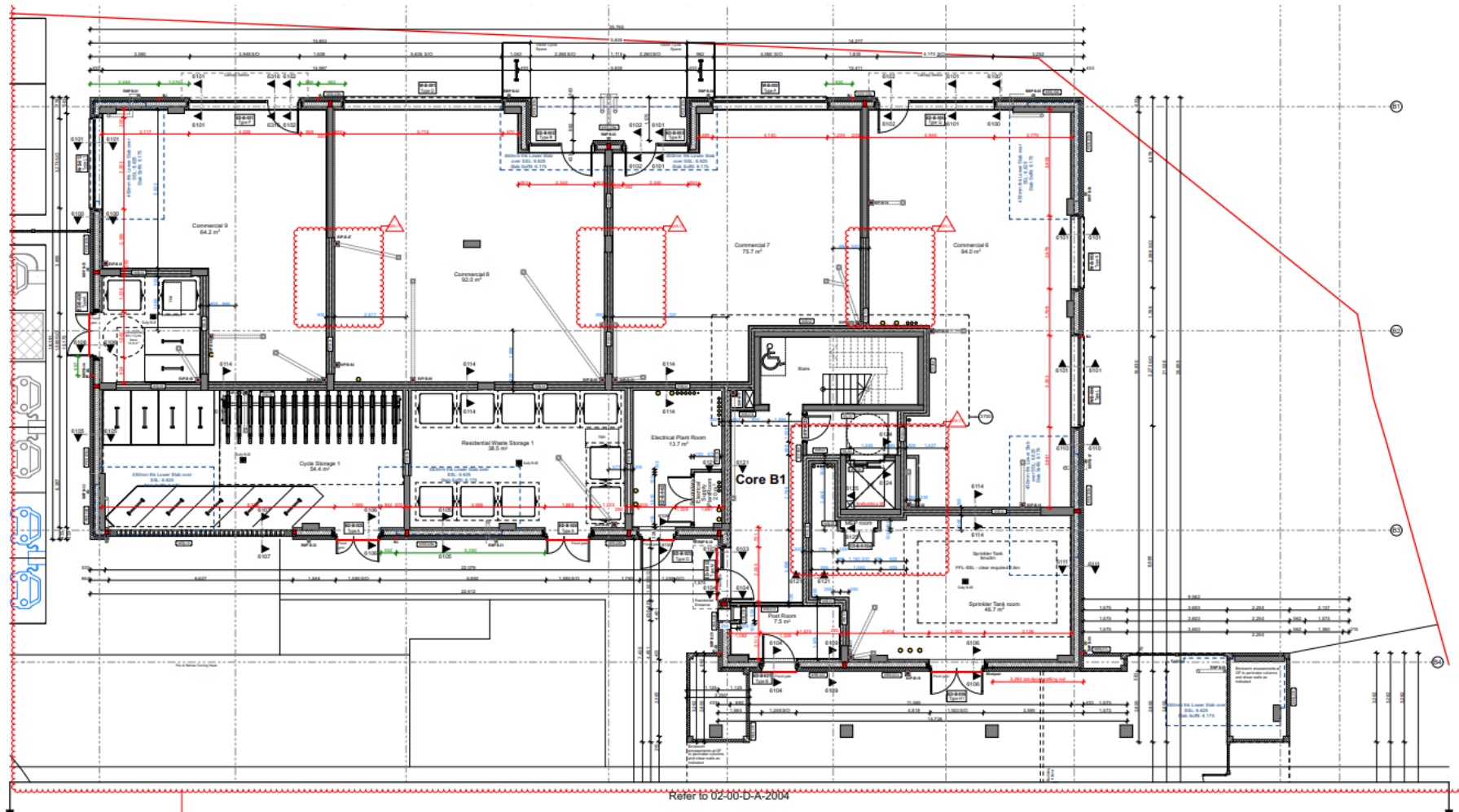
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Northern Block



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