

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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**TO LET**

**LIGHT INDUSTRIAL / OFFICE – 1,580 SQ FT (146.79 SQ M)**

**Units 5, Riverside Business Centre, Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RE**

**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.

**DESCRIPTION**

The unit offers light industrial space on the ground floor, featuring a roller shutter door. The first floor is designated as office space, including meeting rooms and a kitchenette. The units are currently combined but can be divided into two separate units if required.

**ACCOMMODATION (IPMS 3)**

	SQ FT	SQ M
Unit 5	1,580	146.79
<b>TOTAL</b>	<b>1,580</b>	<b>146.79</b>

**EPC**

Both units have an EPC rating of D.

**AMENITIES**

- 4 car parking spaces
- Male, female & disabled WCs
- Gas central heating
- Suspended ceilings & carpeting
- Kitchen
- LED lighting
- Visitor parking
- Roller shutter door

**RENT**

Unit 5 - £27,000 pax

**RATES**

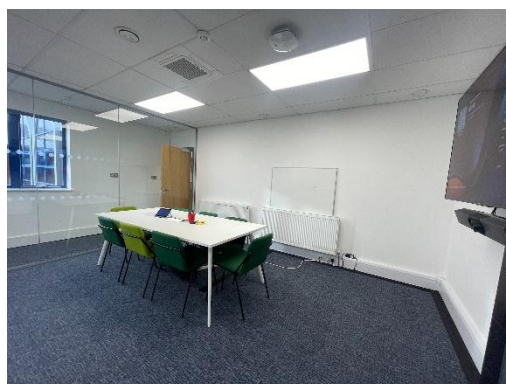
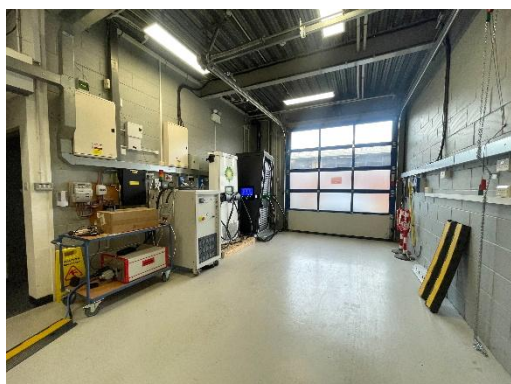
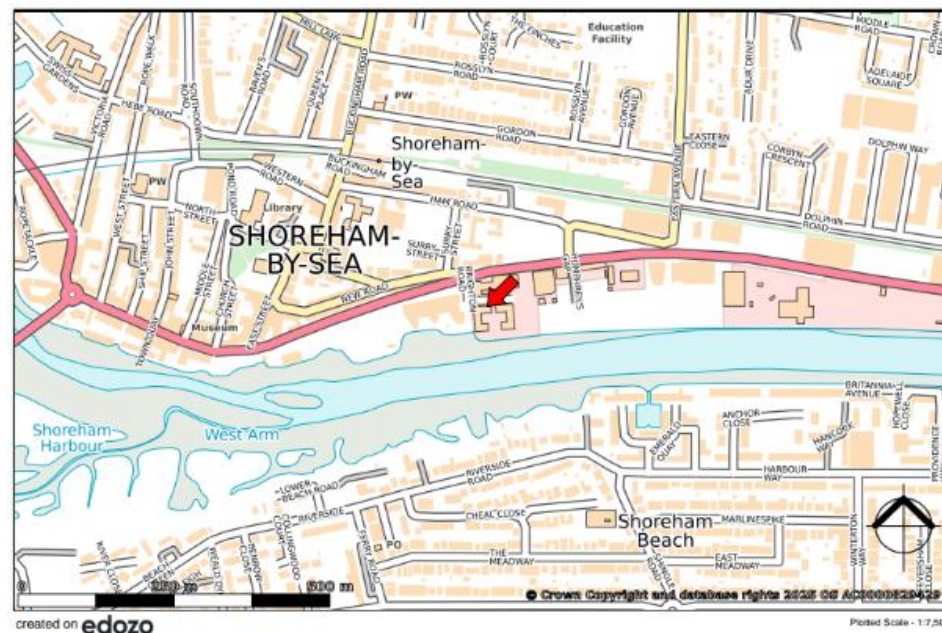
The Rateable Value of the units are:  
Unit 5 - £19,750

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.



**VIEWINGS – 01273 876 200**

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@SHWProperty



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