



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

Well presented Industrial / warehouse unit with ample parking and excellent access to the A27.  
Size: 18,649 sq ft. To Let / For Sale





## Key Features

- Situated on Brighton city airport
- Loading doors at front and rear
- Hangar access onto runway apron
- Open plan industrial / warehouse unit
- Minimum eaves height 6.05m
- To let / For Sale

## 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 a standalone purpose built self-contained industrial/warehouse building.

There is a two storey construction of office, kitchen and WC facilities along the southern elevation of the building, where the main personnel entrance is located. Behind this, there is an open industrial / warehouse area.

There is loading access from the southern side of the building. There is also a substantial loading door to the northern elevation accessing onto the runway apron.

We have measured the existing accommodation to have the following approximate gross internal floor areas:

Floor	Sq m	Sq ft
Ground	1,350.21	14,534
First	301.32	3,243
Mezzanine	80.97	872
<b>Total</b>	<b>1,732.50</b>	<b>18,649</b>







## ■ Planning

We understand that the premises benefit from B1 / B8 use within the Use Classes Order 1987 (as amended)

*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*

## ■ Terms

The unit is available either by way of a new effective full repairing and insuring lease for a term to be agreed at a rent of £150,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Or sale of the long leasehold interest is also offered for sale, with offers invited in excess of £1.5 million.

*NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).*

## ■ Head Lease

Our client's interest is a long lease for a term of 125 years from the 3rd February 2005. There is a ground rent of £37,500 per annum, with 5 yearly rent reviews upward only and settled at 20% of the estimated market rent. The permitted use within the head lease is for aviation related purposes. A copy of the head lease can be made available upon request.

## ■ Business Rates

Rateable value (2017 list):	£99,000
UBR for year ending 31.03.18:	47.9p in the £
Rates payable 2017/2018:	£47,421

*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.*

## ■ EPC

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## ■ Legal Fees

Each party to bear their own legal costs incurred.

## ■ VAT

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

## ■ Viewings and Further Information

Strictly by appointment through the sole agents Flude Commercial:  
Please contact:

**Alex Roberts / Andrew Halfacree**

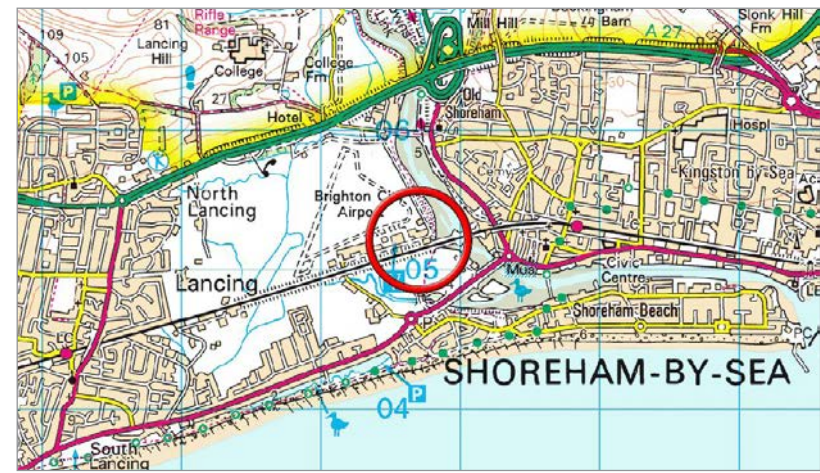
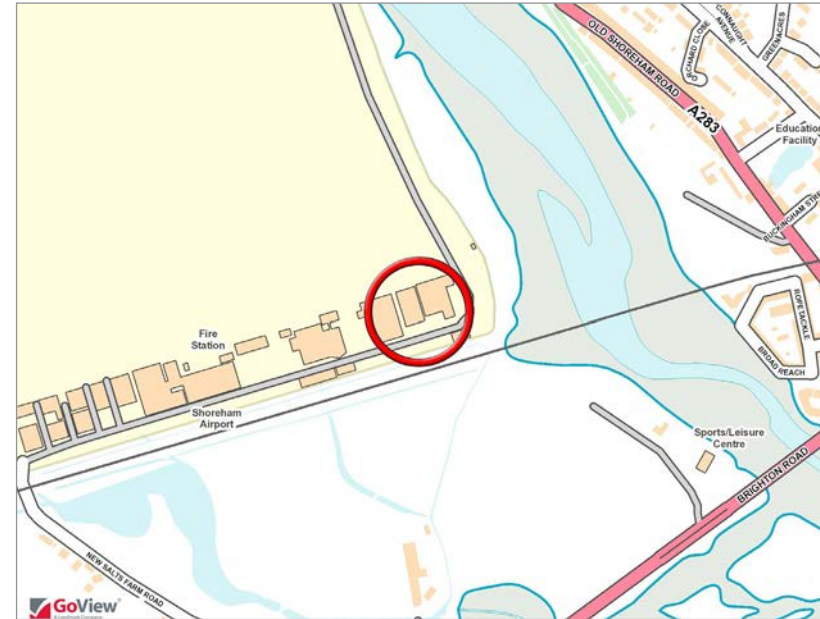
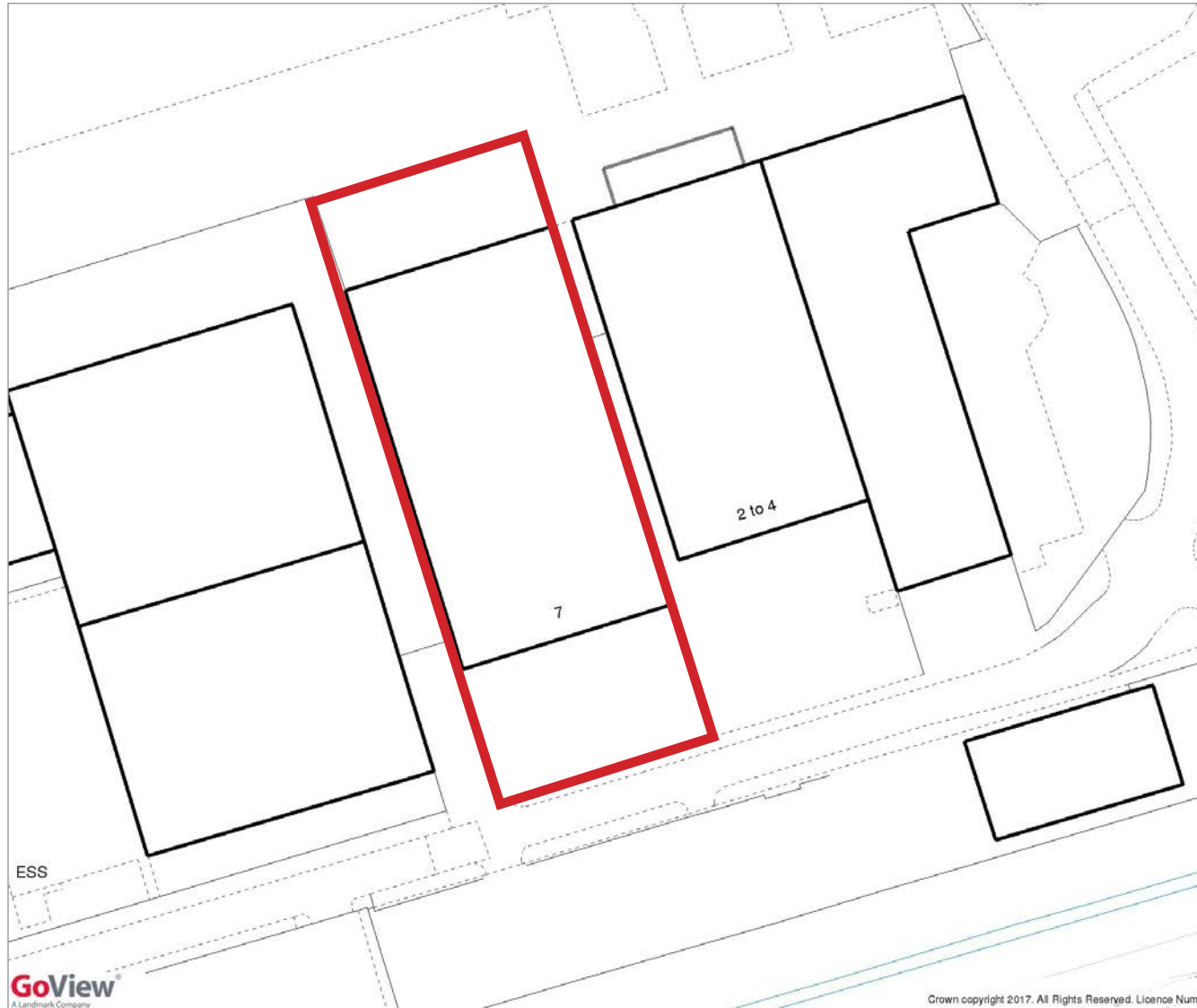
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Location Maps



Boundaries shown are for identification purposes only