

# FIRST FLOOR OFFICE - TO LET

958 sq. ft (88.97 sq. m)



**Oakley**

Your Sussex Property Expert

## First Floor, 130 Albion Street, Southwick BN42 4DP

- Industrial/office premises
- Parking available in Marina to rear of unit
- Predominantly open plan
- Prominent frontage on A259 coast road
- Would suit variety of uses (STNP)
- 1<sup>st</sup> floor office
- Internal repairing and insuring lease
- Immediately available



**TO LET**

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## LOCATION

The property is located in a prominent position on the A259 coast road in Southwick, approximately 4 miles west of Brighton and 1.5 miles east of Shoreham. Overlooking the Lady Bee Marina and award-winning Lady Bee Enterprise Centre scheme, the property is approx. 100m south of Southwick railway station which provides direct services to Brighton, Gatwick Airport, London Victoria & London Bridge. Regular bus services run directly in front of the property towards Brighton & Worthing, with Southwick Square shopping centre and local amenities within five-minute walk to the north.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN42 4DP**

## DESCRIPTION

The suite is arranged as a predominantly open plan space accessed via a metal staircase. The space offers bright and airy accommodation with views over the harbour lock gates to the south. The suite has the benefit of double glazed windows, Cat II lighting, coir/natural fibre floor covering, electric night storage heaters, window blinds, and its own WC and kitchen. The exterior of the building was significantly improved with an external cladding system in 2018.

There is a car park area to the rear of the property.

## LEASE TERMS

The unit is available To Let on a standard estate lease, for a term to be agreed.

The occupier will be responsible for the interior of the unit with the landlord responsible for the exterior.

## ACCOMMODATION (GIA)

	<i>SQ.FT</i>	<i>SQ.M</i>
<i>First floor</i>	<i>958</i>	<i>88.97</i>

## VAT

VAT will be charged on the rent.

## RENT

Offers are invited in the region of £19,000 per annum, exclusive. The landlords do not charge a formal service charge but do reclaim the building insurance premium from the tenant.

## RENT DEPOSIT

A minimum 3 month rent deposit will be required, subject to status.

## BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £8,200. The Small Business Rate for the current financial year (2024/25) is 49.9p in the £ making the Rates Payable approx. £4,091.80. However it is likely that an occupier could claim for 100% rate relief if they qualify.

## ENERGY PERFORMANCE RATING

The unit has an EPC rating is E-118.

## VIEWING ARRANGEMENTS

Strictly by appointments through sole letting agent, Oakley Property.



**David Marsh**

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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



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