

TO LET

**QUALITY SELF-CONTAINED
FIRST FLOOR OFFICE ACCOMMODATION
92.90 - 244.89 SQ M (1,000 - 2,636 SQ FT)**

7 Cecil Pashley Way, Shoreham Airport, Shoreham-by-Sea,
BN43 5FF



Summary

Available Size	1,000 to 2,636 sq ft
Rent	£37,000.00 per annum exclusive.
Business Rates	The premises are currently rated as a whole to include the warehouse area at ground floor. We advise you contact the Local Rating Authority for confirmation of the amount payable.
Service Charge	On application.
EPC Rating	D (92)

Location

Brighton City Airport is located approximately 8 miles to the west of Brighton and approximately 5 miles to the east of Worthing. Shoreham's town centre is close by, just over half a mile to the east with its railway station offering direct services to Brighton, London Victoria and beyond. The A27 dual carriageway and the A259 South Coast Road provide excellent transport links and Shoreham town centre is located approximately half a mile to the east.

The Airport is the oldest continuously licensed airport in the UK, open 7 days a week and benefiting from the Hummingbird Restaurant, providing a pleasant place to dine with stunning views across the airfield.

Description

The premises comprise quality self-contained first floor open-plan office accommodation within a luxury aviation hangar at Brighton City Airport. The office is accessed via stairs from the ground floor reception area.

Specification

- Excellent natural light
- Security alarm
- Suspended ceiling
- Raised access flooring
- CAT II lighting
- Kitchen
- Male and female WC's
- 10 car parking spaces

Accommodation

Consideration would be given to splitting the suite to provide a minimum of 1,000 sq ft up to 2,636 sq ft.

The accommodation comprises the following approximate net internal floor areas:-

Description	Sq ft	Sq m
First Floor Total	2,636	244.89

Terms

A new lease is available on terms to be agreed.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.

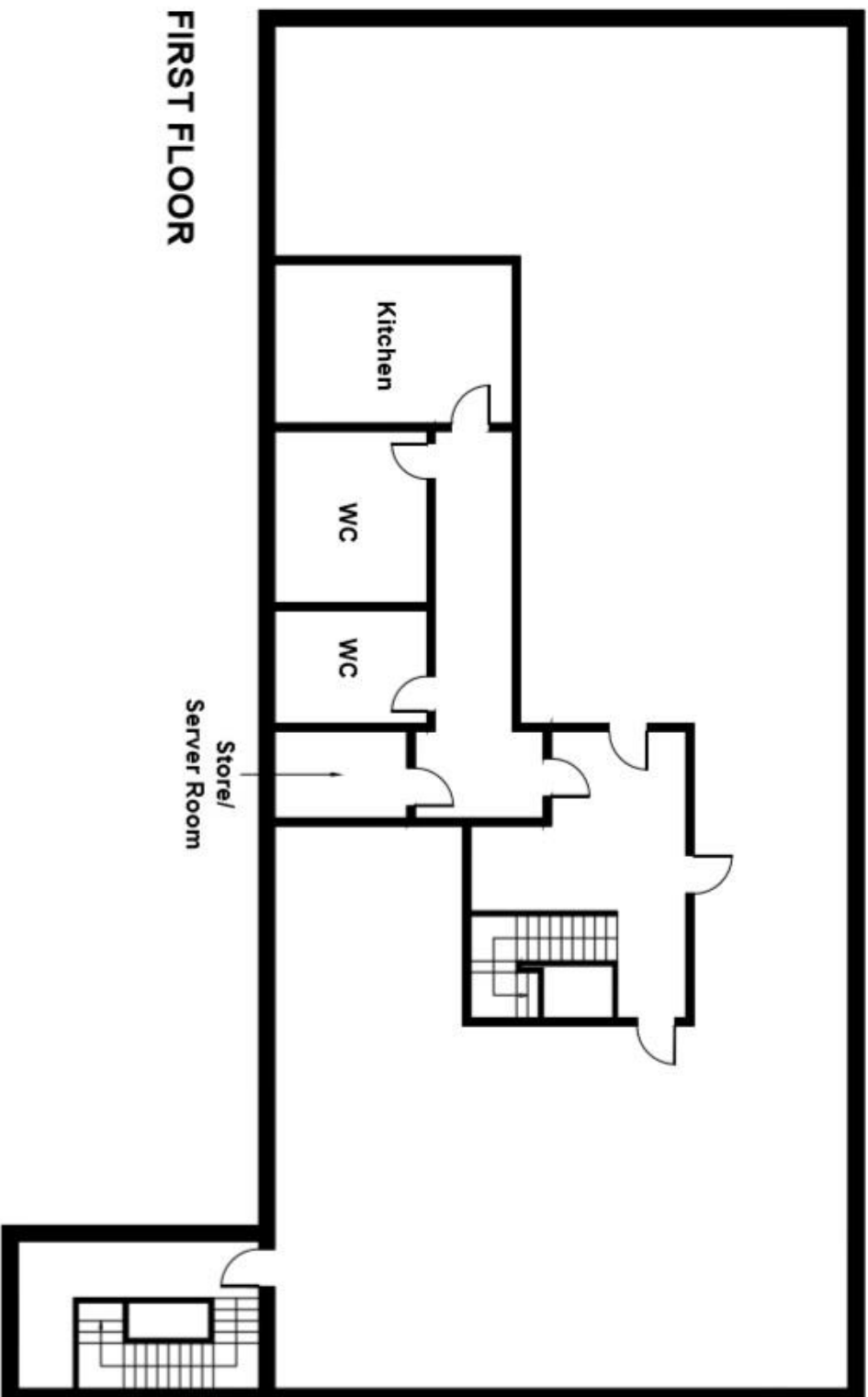








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FIRST FLOOR

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