



A development by Shoreham Port Authority



Brand New Contemporary 'B1' Business Units
Suit office, studio, workshop & technology based uses

From 800sqft up to 18,000sqft

TO LET





CGI imagery of Lady Bee Enterprise Centre

Lady Bee Enterprise Centre Southwick BN42 4EG

- Modern flexible business space
- No service charge
- Internal repairing leases
- Prime waterfront location
- 33 on-site parking spaces

- Energy efficient design
- Constructed to BREEAM 'Very Good' standard
- Possible to combine units
- Available Spring 2019

Flexible Design

The units are offered with a base fit out which will include heating, lighting, painted blockwork walls and fitted WC's. The internal fit out of the units can be amended to suit specific requirements during the construction period.



LADY BEE ENTERPRISE CENTRE
shoreham port

LADY BEE ENTERPRISE CENTRE

Southwick
Lady Bee Enterprise Centre is located adjacent to the lock gates of Shoreham Port in Southwick, with a southerly aspect and an outlook over the Lady Bee Marina moorings.

Great Business Location

Lady Bee Enterprise Centre is located adjacent to the lock gates of Shoreham Port in Southwick, with a southerly aspect and an outlook over the Lady Bee Marina moorings.

Lady Bee Enterprise Centre is located to the south of Southwick town centre, forming part of the greater Brighton & Hove conurbation. Lady Bee Enterprise Centre is approximately 4 miles west of Brighton and 2 miles east of Shoreham with easy access via the A259 South Coast Road.

Southwick is a vibrant local economy and community and benefits from the Southwick Square neighbourhood shopping centre and mainline railway station, just a 2 minute walk away.

Lady Bee Enterprise Centre

Lady Bee Enterprise Centre will provide 3 blocks of purpose built contemporary modern commercial buildings, extending to a maximum of circa 18,000 sq.ft.

The scheme is flexible and individual units can be combined or mezzanine floors added to extend the available space.

The units will provide modern, state of the art accommodation, arranged over ground and first floors. The schedule of the accommodation is available over leaf. Lady Bee Enterprise Centre enjoys views of the Lady Bee Marina moorings which are shortly to undergo upgrading and expansion works. The units are designed to have either glazed double entrance doors or roller shutter doors depending on occupier use together with a 50% coverage first floor. The units are expected to be available in Spring 2019.



LADY BEE ENTERPRISE CENTRE

The Right Business Environment

The units will benefit from the following amenities:

- Modern flexible accommodation
- BREEAM Rating :Very Good
- Air conditioning units
- Excellent natural light
- WC facilities
- Choice of glazed double entrance doors or roller shutter door
- On-site parking for 33 cars (allocated on a pro rata basis)
- Ability to combine units in Blocks 1 and 2
- Ground floors designed for raised access floors or concrete screed
- Low energy consumption
- Very low occupational costs (no service charge)
- Cycle and waste storage
- Electric car charging points

ACCOMMODATION SCHEDULE

COMMERCIAL SPACE (GIA)	Ground Floor	First Floor	Total Sq Meters	Total Sq Feet
BLOCK 1				
Unit 1	58.9	29.47	88.37	951
Unit 2	58.9	29.47	88.37	951
Unit 3	58.9	29.47	88.37	951
Unit 4	58.9	29.47	88.37	951
Total	235.6	117.88	353.48	3804

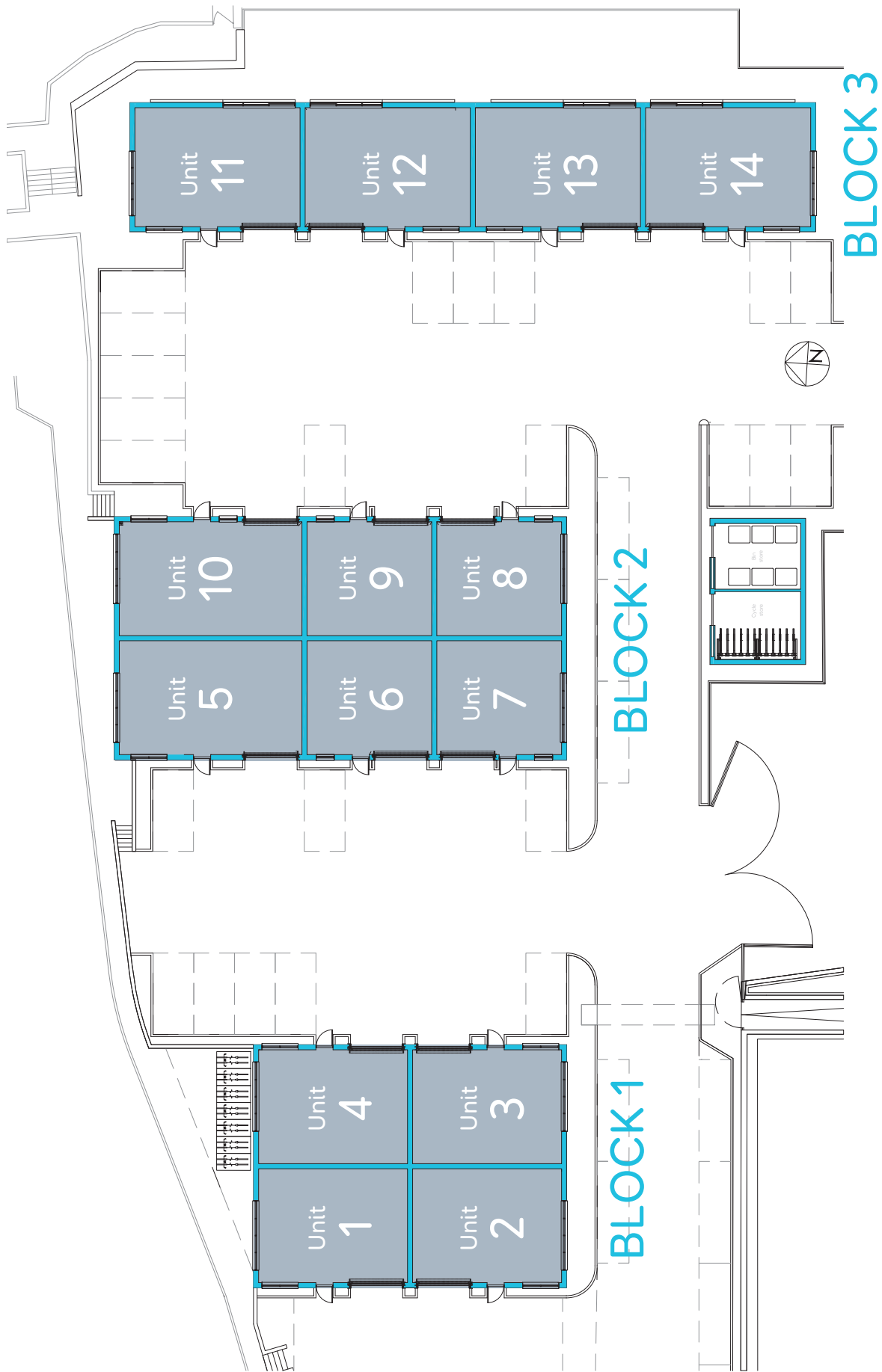
COMMERCIAL SPACE (GIA)	Ground Floor	First Floor	Total Sq Meters	Total Sq Feet
BLOCK 2				
Unit 5	72.2	36.1	108.3	1166
Unit 6	49.3	24.65	73.95	796
Unit 7	49.3	24.65	73.95	796
Unit 8	49.3	24.65	73.95	796
Unit 9	49.3	24.65	73.95	796
Unit 10	72.2	36.1	108.3	1166
Total	341.6	170.8	512.4	5516

COMMERCIAL SPACE (GIA)	Ground Floor	First Floor	Total Sq Meters	Total Sq Feet
BLOCK 3				
Unit 11	68.27	34.1	102.37	1102
Unit 12	68.27	34.1	102.37	1102
Unit 13	68.27	34.1	102.37	1102
Unit 14	68.27	34.1	102.37	1102
Total	273.08	136.4	409.48	4408

TOTAL AREA	850.25	425.08	1275.36	13728
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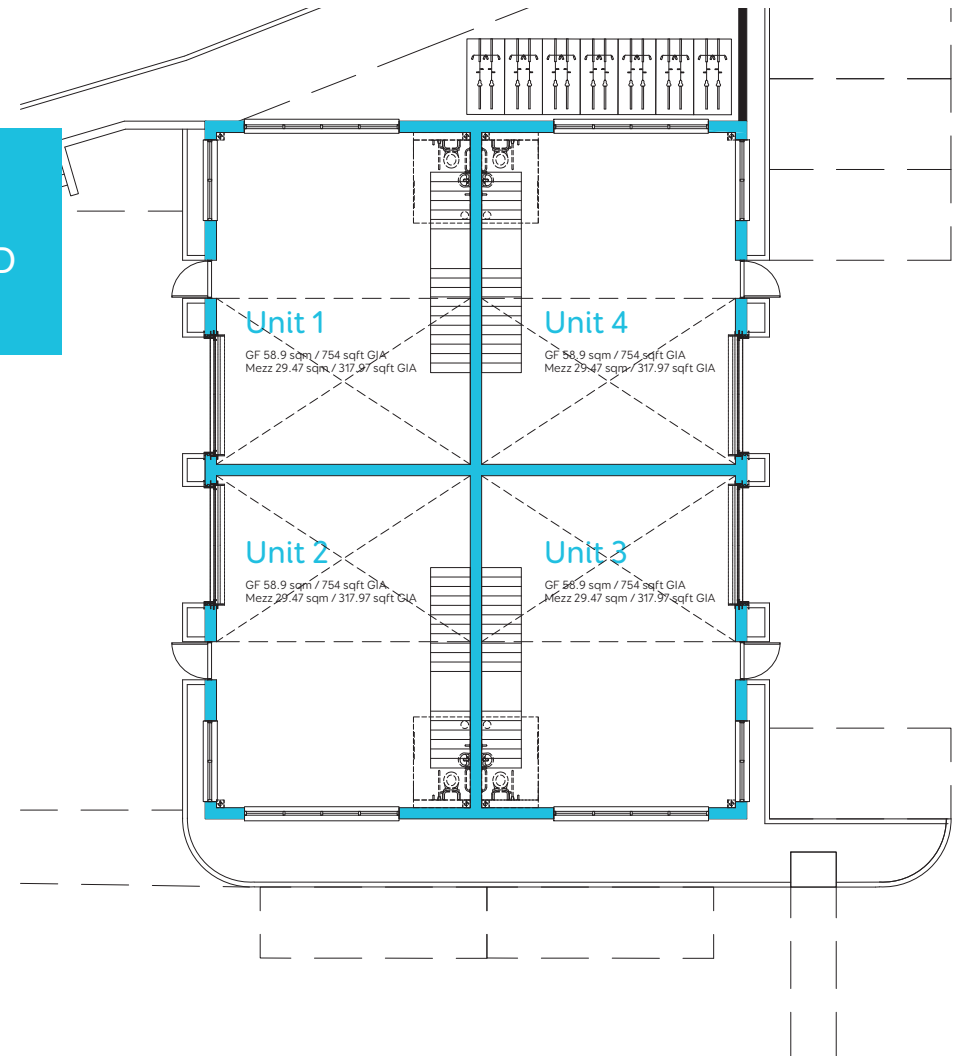
There is the potential to combine 1 or more units within Blocks 1 & 2 to create larger units . In addition there is the potential to increase the mezzanine floor areas beyond the consented 50% of ground floor area, subject to consent being granted. The likely maximum floor area available across the scheme is circa 18,000sqft .

LADY BEE ENTERPRISE CENTRE SITE PLAN

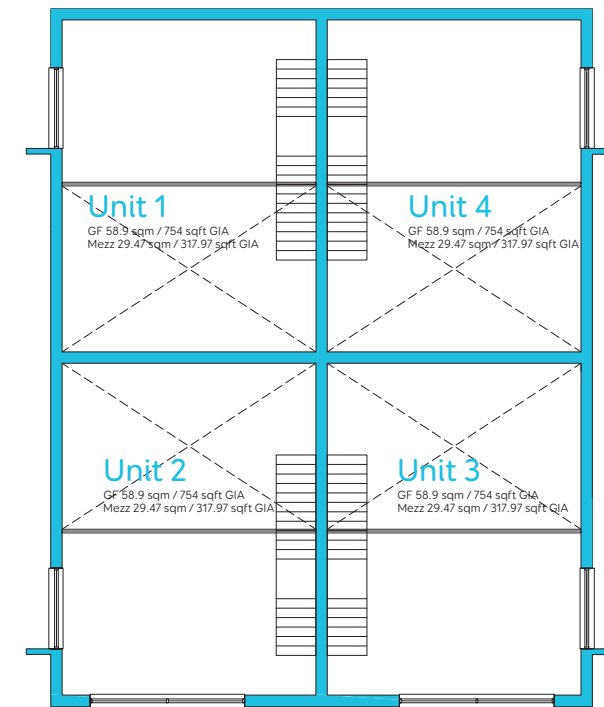


BLOCK 1 FLOOR PLANS AS INDIVIDUAL UNITS

1 GROUND FLOOR

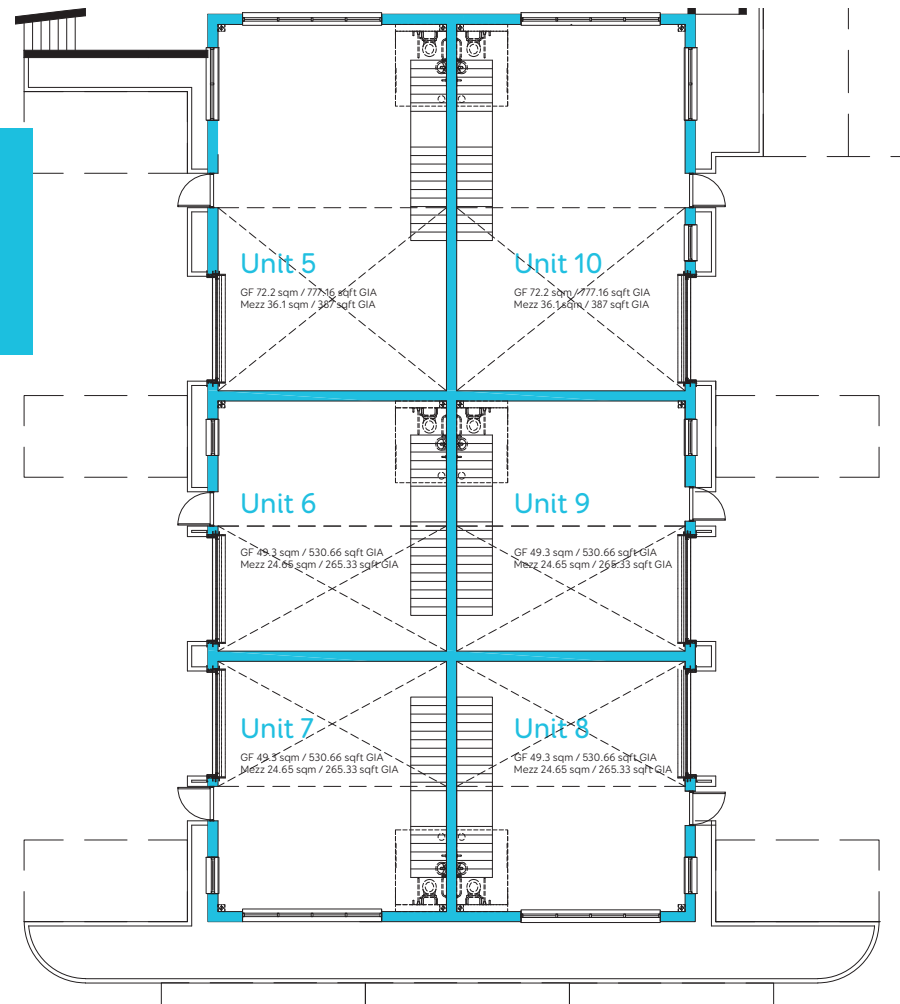


1 FIRST FLOOR

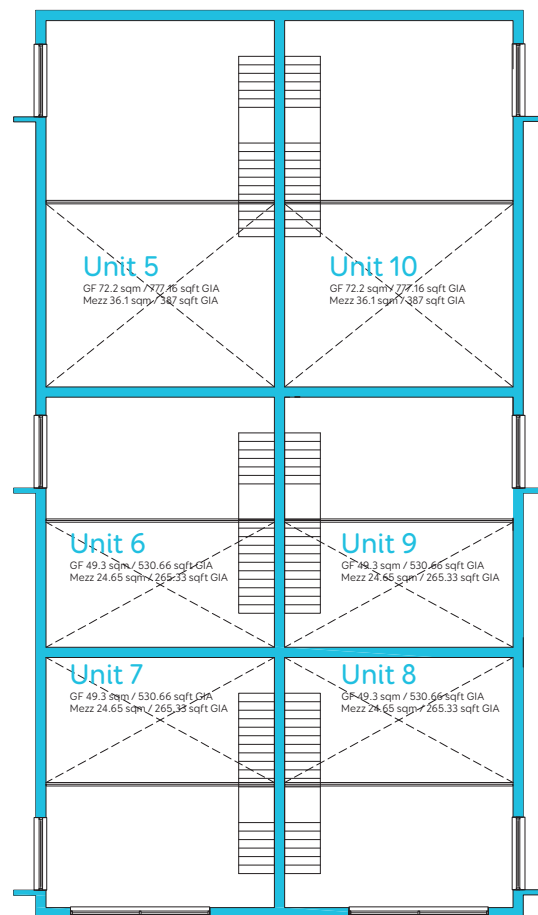


BLOCK 2 FLOOR PLANS AS INDIVIDUAL UNITS

2 GROUND FLOOR



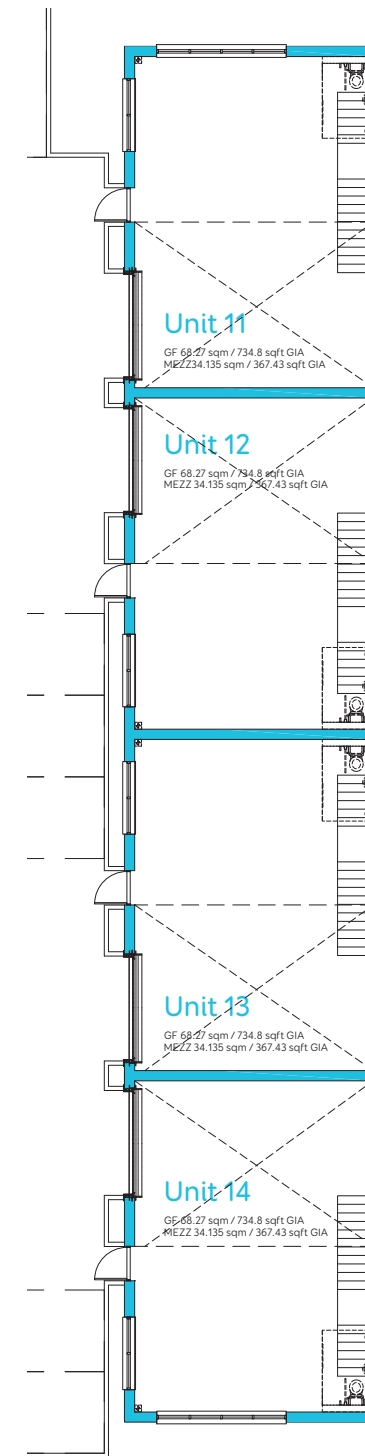
2 FIRST FLOOR



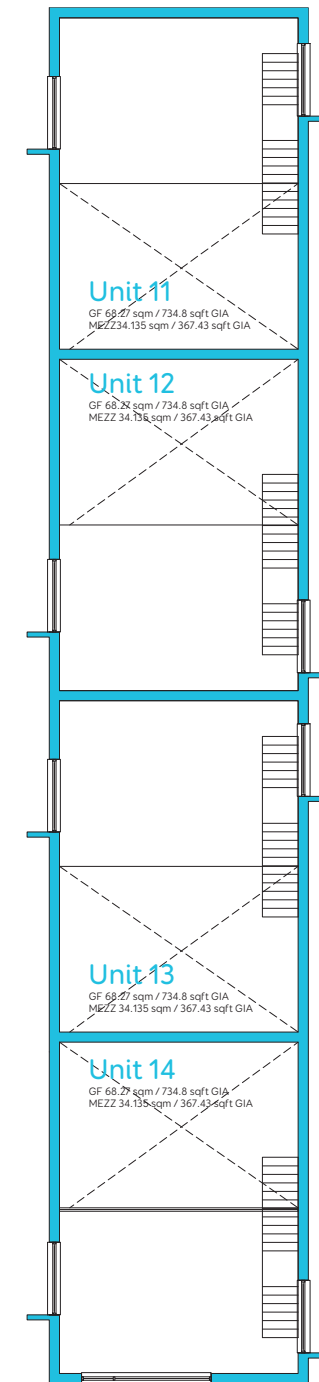
Note: All boundaries are approximate and plans are not to scale

BLOCK 3 FLOOR PLANS AS INDIVIDUAL UNITS

3 GROUND FLOOR



3 FIRST FLOOR

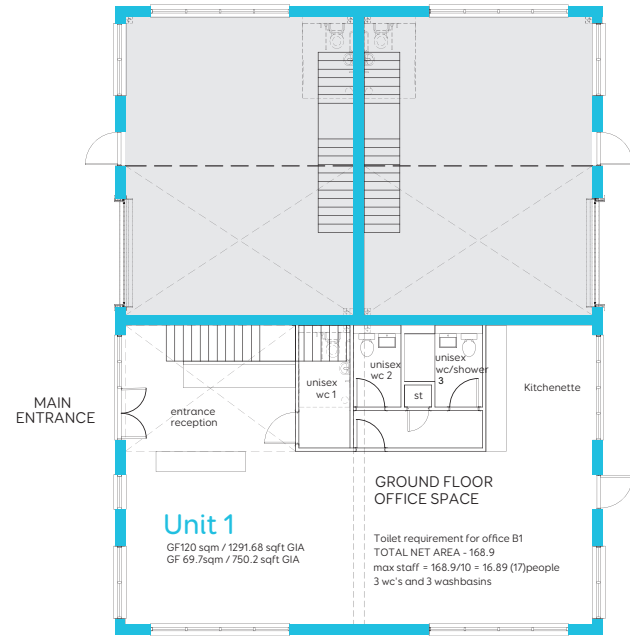


Note: All boundaries are approximate and plans are not to scale

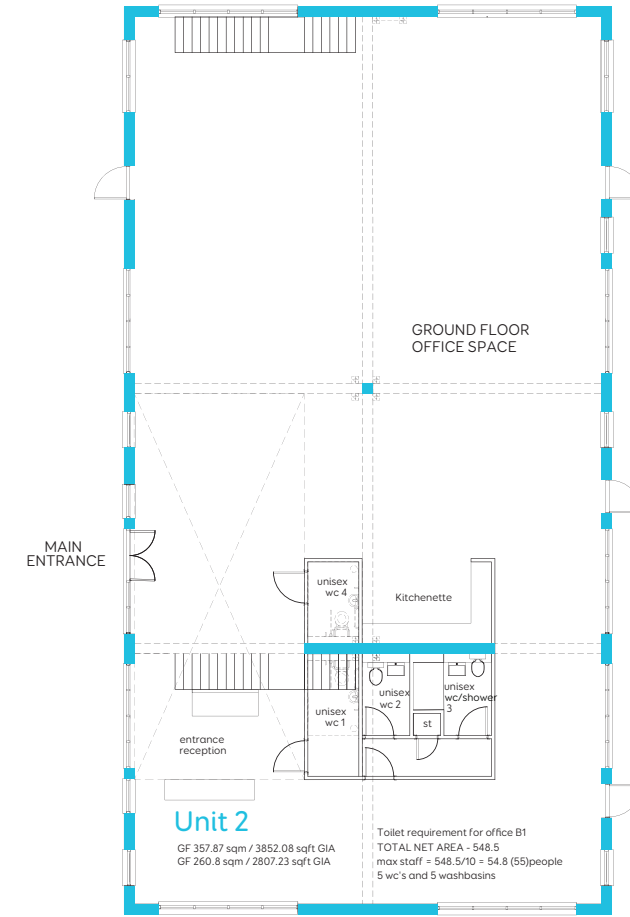
OPTION 2 - BLOCK 1 FLOOR PLANS AS INDIVIDUAL UNITS

OPTION 2 - BLOCK 2 FLOOR PLANS AS INDIVIDUAL UNITS

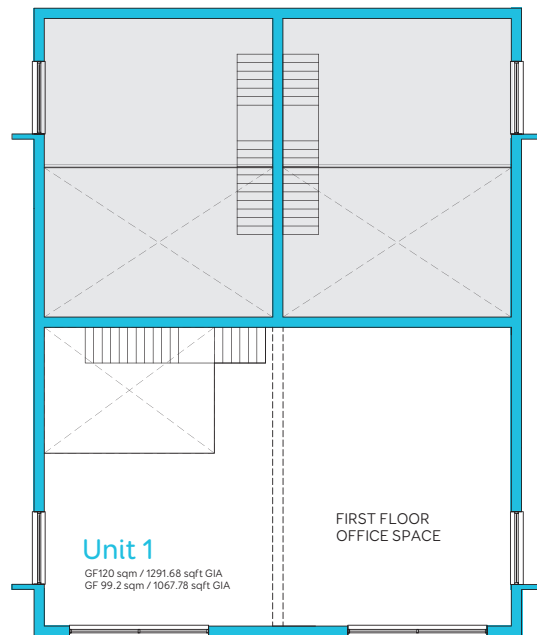
1
GROUND FLOOR



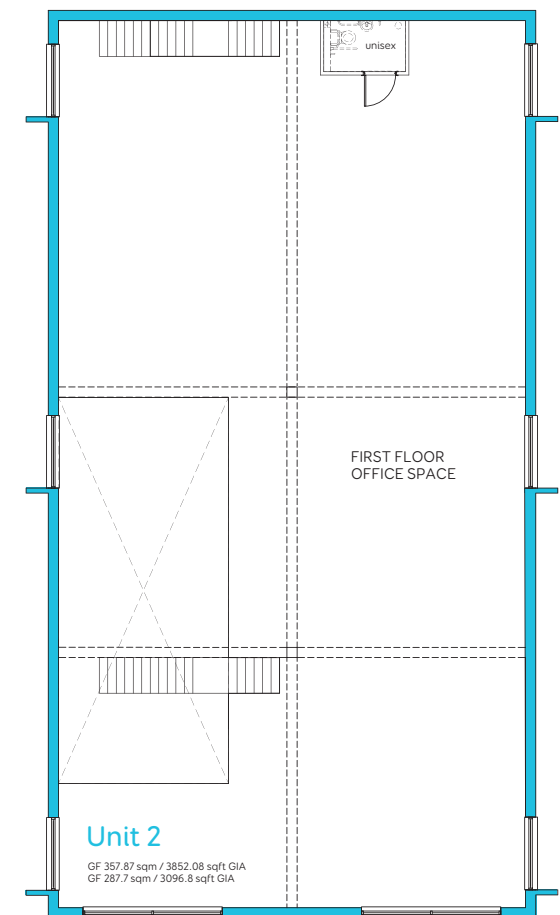
2
GROUND FLOOR



1
FIRST FLOOR



2
FIRST FLOOR



Lady Bee Enterprise Centre

Designed as a modern flexible business space



CGI imagery of Lady Bee Enterprise Centre

Terms

Units are available on new standard estate leases for a term to be agreed.
Rent deposits will be required subject to status.
Rental Value for units upon application.

VAT

Payable on related charges.

Service Charge

There is no service charge applicable to the units as the landlord will retain responsibility for the external fabric of the building and any estate maintenance.

Business Rates

To be assessed upon completion of the development.

B1 Use

The scheme has consent under planning application AWDM/0098/18 for 14 commercial units in 3 blocks for use classes B1 business and B8 storage/distribution.

The units are adaptable for different types of occupiers but are considered most suitable for office occupiers /studio space , tech/media companies etc

Costs

Each party will be responsible for their own legal costs in this transaction.

Viewings

Viewings are strictly by appointment by sole agents.
Please contact Steven Harvey or Ben Pettett.

Steven Harvey

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Ben Pettett

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