

MODERN MODULAR GROUND FLOOR OFFICE SUITE

533 sq. ft. (49.56 sq. m)



Oakley

Your Sussex Property Expert



Unit 6 Lady Bee Studios, 9 Riverside, Southwick, Brighton BN42 4BY

- Inclusive rent*
- No service charge
- Internal repairing lease
- Desirable waterfront location
- Could suit office/studio/technology uses
- Class E use

TO LET

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LOCATION

Lady Bee Studios are conveniently located off the A259 South Coast Road (known as Albion Street) in close proximity to the prestigious Lady Bee Enterprise Centre with its popular Port Kitchen Café. The immediate area is a mix of office and business units supporting a wide range of different businesses within the Shoreham Port Authority portfolio. The offices are within short walking distance of the Southwick Square shopping parade, which in turn gives access to Southwick mainline railway station. Bus services are frequent along the A259. Brighton is approximately four miles to the east, with the popular town of Shoreham two miles to the west. A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN42 4BY.

DESCRIPTION

This modern unit occupies part of the ground floor of Lady Bee Studios which are part of the Shoreham Port Authority. The office benefits from separate pedestrian access and is currently configured as an open plan space. The unit presents in good decorative order with electric heating/AC, LED panel lighting, carpet tiled flooring, integrated smoke detectors, double glazing throughout and perimeter trunking with ample power points. The adjoining offices have been used for a mix of uses including office/dispatch & storage. Externally, to the front of the building is bike storage.

ACCOMMODATION

	<i>SQ.FT(NIA)</i>	<i>SQ.M(NIA)</i>
<i>Office</i>	<i>533</i>	<i>49.56</i>
<i>Total</i>	<i>533</i>	<i>49.56</i>

TENANCY

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

GUIDE RENT

Offers are invited in the region of £18,000 per annum exclusive.

*INCLUSIVE RENT

Inclusive rent includes water, cleaning of communal areas, window cleaning, internet and building insurance. Business rates and electricity will be charged separately.

ENERGY PERFORMANCE RATING

The building has an EPC rating of A-21.

BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency www.voa.gov.uk is £12,250. The Small Business Rate for the current financial year (2025/2026) is 49.9p in the £ making the Rates Payable approx. £6,112.75. However an occupier may benefit from up to 100% rate relief if they qualify.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include checks of ID & proof of address. Where a tenant is a company, we will require company structure, and checks will be required for majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

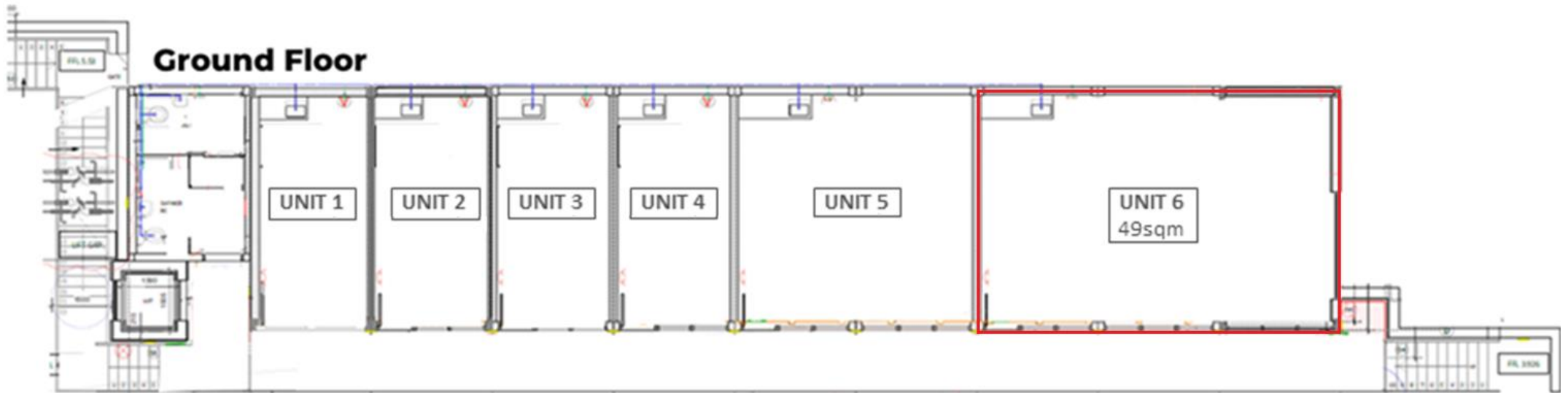
Main switchboard: 01273 688 882

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All plans, maps and drawings are not to scale and are for identification purposes only

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