



**Units 5 & 6 Malthouse Trading Estate**  
Brighton Road, Shoreham, West Sussex BN43 6RJ

**TO LET**

## INDUSTRIAL / WAREHOUSE UNIT

Size 2,224.03 sq m (23,939 sq ft)

### Key Features:

- Situated on established estate
- Highly visible roadside location
- Large frontage onto A259 South Coast Road
- Secure yards either end of the unit
- 2 loading doors
- Minimum eaves height 5.24m
- Available immediately





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### Location

The Malthouse Estate is situated 1 mile east of the centre of Shoreham and 5 miles west of Brighton city centre, and is located in a prominent roadside position benefiting from extensive frontage onto the A259 Brighton Road.

The A259 links with the A283 and the Old Shoreham Road from which access can be gained to the A27, the M23 and the national motorway network beyond.

Shoreham also benefits from excellent rail links with a journey time to London Victoria in approximately 71 minutes. Nearby occupiers include Lidl, Screwfix, Next, B&Q, Howdens, Beachmarx, EMR and Mr Clutch.

### Accommodation

The property comprises a modern purpose built industrial / warehouse unit of steel framed construction with partial brick and block elevations and partial profiled steel clad elevations. There is a secure yard / parking area to either end of the unit. The property benefits from the following amenities:

- Roller shutter loading doors to either end
- Minimum eaves height of 5.24 m
- 3 phase electricity
- Gas supply
- Separate personnel door
- Separate male & female WC facilities to each unit
- Integral office accommodation
- Two secure yards

The property has the following approximate Gross Internal Areas (GIA):

Floor	Sq Ft	Sq M
Ground	23,139	2,149.65
First	801	74.38
<b>Total</b>	<b>23,939</b>	<b>2,224.03</b>
Mezzanine	3,953	367.20

### EPC

We understand the property to have an EPC rating of D(80).

### Planning

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

### Terms

Our client holds a FRI lease for a term expiring June 2032 with a tenants break option on 29 June 2022. The passing rent is £208,250 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

The property is available by way of a sub-lease or assignment.

### Business Rates

Rateable Value (2017): £ To be confirmed.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

### VAT

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

### Legal Fees

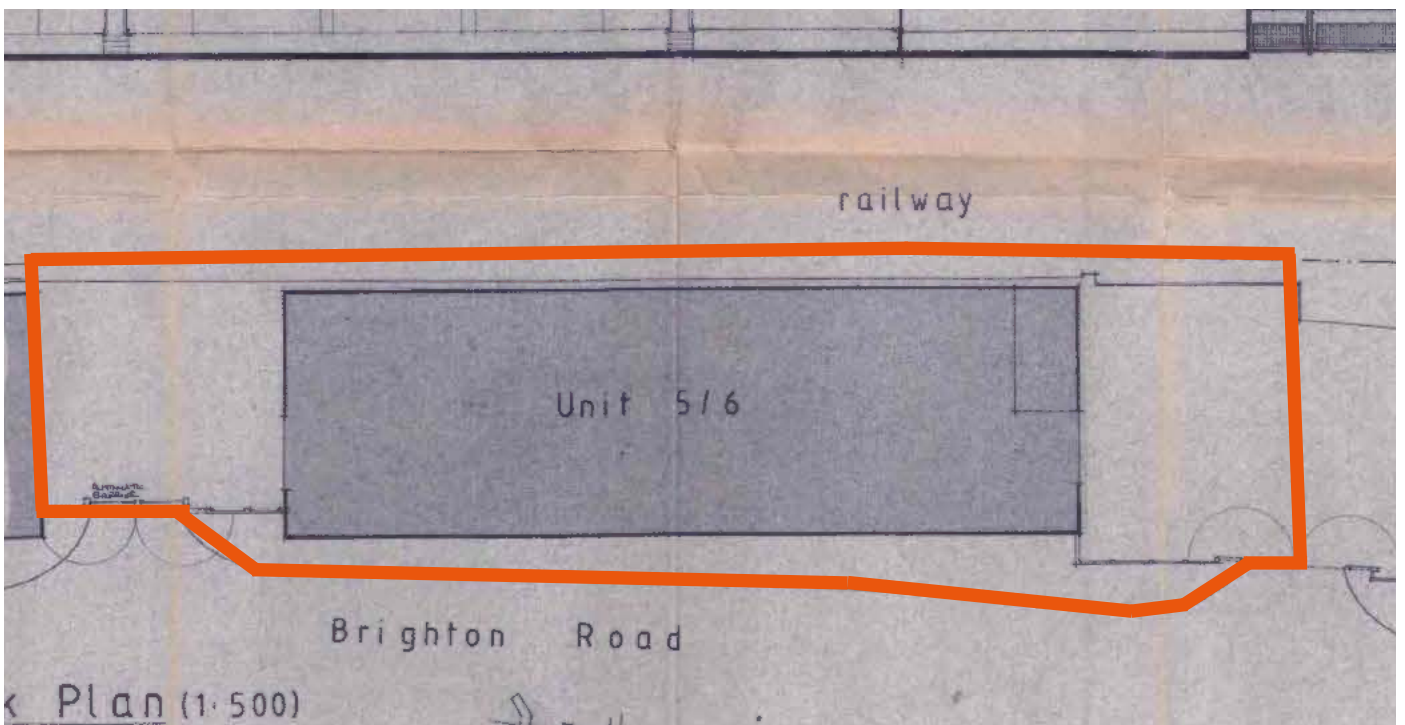
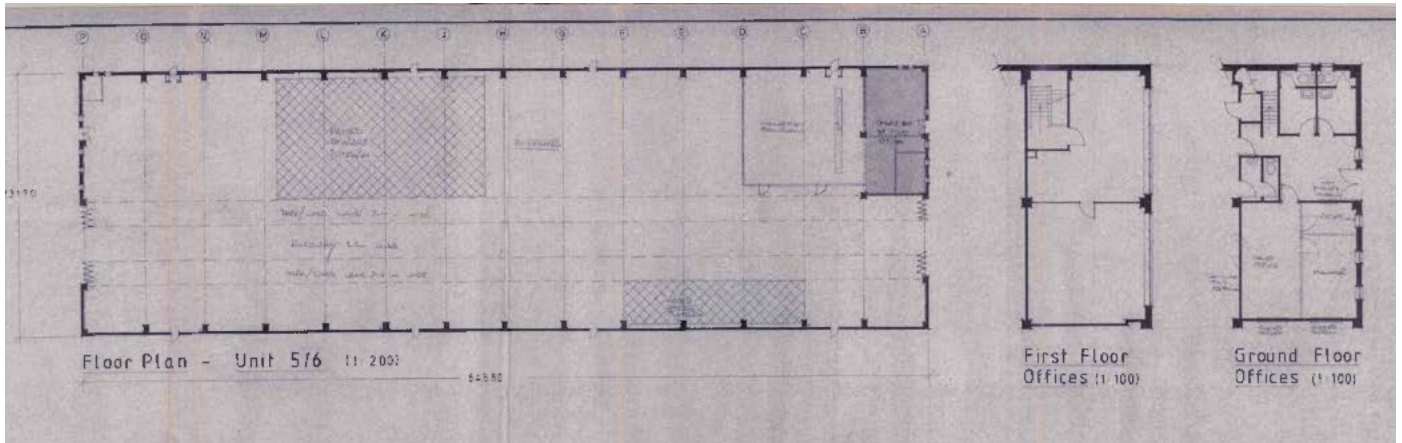
Each party to bear their own legal costs incurred.



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## Floor Plans





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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.

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.

### Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**Alex Roberts**  
a.roberts@flude.com  
01273 727070  
www.flude.com

**Andrew Halfacree**  
a.halfacree@flude.com  
01273 727070  
www.flude.com



August 2020

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH