

Hanger 4, Plot 7 Brighton City Airport,
Cecil Pashley Way, Shoreham-By-Sea,
West Sussex, BN43 5FF



**INDUSTRIAL / LOGISTICS
/ WAREHOUSE**

11,910 Sq Ft
(1,106 Sq M)

Offers In Excess of £1,100,000

Substantial Warehouse with Offices & Private Yard Situated on Popular Airport For Sale

- + Rare Opportunity To Purchase Long Leasehold Interest
- + Available With Full Vacant Possession
- + Suit Owner Occupier or Investor
- + Potential To Produce Net Income of Circa £75,000 Per Annum
- + Multiple Roller Shutter Doors, High Eaves Height, Minimal But Well Presented Office Content
- + Rear Yard & Allocated Parking
- + Potential To Break Up Into 2 Units If Required



Location

Located between Brighton (9 miles east) and Worthing (6 miles west), sits Brighton City Airport Business Park. Access to the popular airport is via the main A27 dual carriageway or the A259 South Coast Road. The main A27 road links to the A24, A23(M) and M25. Shoreham town centre is located approximately 1 km to the east. The airport is home to the new Panattoni Park warehouse and logistics scheme which sees over 265,000 sq ft of Grade A space being completed in early 2024. Other occupiers on the business parks include Ricardo Engineering, Northbrook College, Cox Powertrain, Transair Flight Equipment and AIG Insurance.

Description

A rare opportunity to purchase a substantial warehouse situated on a plot of approx 0.647 acres on the popular Brighton City Airport in Shoreham, West Sussex. The property is of modern steel portal frame with UPVC double glazed windows throughout. The property benefits from multiple points of entry with the main reception area currently being on the eastern side leading to attractive open plan reception area with views out onto the airfield. The reception area has a small kitchen and WC facilities and leads onto the main open plan warehouse. The main warehouse benefits from 4x roller shutter / up and over doors, concrete flooring, sodium lighting, three phase electricity and superb 20ft eaves height. Beyond the main warehouse is a secondary warehouse which has currently been used more for retail trade with a further roller shutter door. The first floor of the property is used as offices and are split into two sections. The front section provides largely open plan office accommodation that benefits from carpeting, spot lighting, ample data and electrical points with superb views over the airfield. The second section which is located at the rear of the property provides a canteen area with further office accommodation.

Externally, the property benefits from a superb, exclusive yard which is surrounded by low level mesh wire fencing. There is allocated car parking to the southern and eastern entrances.

Head Lease

Our client's have two long leases on this unit for a term of 125 years from the 27th April 1999 and 1st April 2001 respectively.

There is a ground rent of £27,000 per annum, with 5 yearly rent reviews upward only.

The permitted use within the head lease is for aviation related purposes.

A copy of the head lease can be made available upon request.





Accommodation

Floor / Name	SQ FT	SQM
Ground Floor		
Reception	352	33
Main Warehouse	8,634	802
Secondary Warehouse	952	88
Office	147	14
Server Room	116	11
First Floor		
Office 1	73	6
Office 2	163	15
Office 3	513	48
Office 4	960	89
Total	11,910	1,106

Terms

The property is available on a long leasehold interest as noted above with vacant possession upon completion.

Service Charge

A site service charge is payable for the maintenance and upkeep of the common parts of the airport development and for Hanger 4 & 4a currently contribute approx £5,000 per annum towards this. Further details available upon request.

Business Rates

According to the VOA (Valuation Office Agency) the combined Rateable Value for Hanger 4 & 4a is £119,250. Interested parties are asked to verify this information by speaking with the local planning authority.

Title No

The properties and land are held under Title Number WSX358927.

Summary

- + **Guide Price** – Offers In Excess of £1,100,000
- + **VAT** – Not To Be Charged On The Purchase Price
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – D(76)

Viewing & Further Information

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