



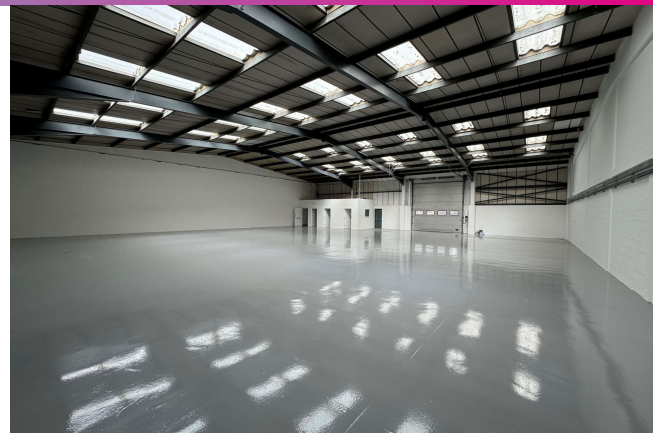
**INDUSTRIAL / TRADE
COUNTER / WAREHOUSE**

6,393 Sq Ft
(594 Sq M)

RENT: £95,895 Per Annum

Substantial High Quality Warehouse / Business Premises with Allocated Parking To Let

- + Situated on A259 Coast Road in Shoreham-By-Sea, West Sussex
- + Adjacent Commercial Occupiers Include Screwfix & Howdens
- + Superbly Presented Open Plan Warehouse Accommodation with 10 Allocated Parking Spaces
- + Refurbished Throughout Ready For Immediate Tenant Fit Out
- + New Lease Terms To Be Negotiated & Agreed
- + Suit Variety of Commercial Uses (sptc)



Location

Situated on the west side of the Brighton / Hove conurbation in a high profile location directly off the A259 coastal road. Adjoining occupiers include Screwfix, Howdens, Lidl, City Plumbing Supplies, Benchmarx, B&Q, and Halfords. A number of major residential led redevelopment schemes are coming forward on nearby waterfront sites. Shoreham, a popular town in West Sussex is located in between the city of Brighton (7 miles east) and the seaside town of Worthing (5 miles west). Shoreham town centre and railway station are a short walk away with the A27 trunk road and Brighton City Airport approx 2 miles to the north west. There are frequent 700 Coastliner bus services passing directly outside the property, linking various coastal towns.

Description

An opportunity to lease a substantial and recently refurbished light industrial / warehouse unit on the popular and well positioned Malthouse Trading Estate. The property, which is approached via a shared gated entrance directly off the A259 road, comprises of a modern single storey warehouse unit of steel portal form with an eaves height of approximately 5m. The property benefits from both pedestrian and roller shutter door access with other benefits included concrete flooring throughout, LED lighting, separate male and female WCs and a small kitchenette. Externally the property has 10 allocated parking spaces within the shared yard.

The property is available for immediate Tenant fit out and would suit a variety of warehouse, trade or industrial uses, subject to any necessary planning consents.

Accommodation

Floor / Name	SQ FT	SQM
Warehouse Unit	6,393	594
Total	6,393	594

Terms

The property is available by way of a new effective FR&I Lease for a term to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £47,250. Interested parties are asked to confirm the same with the local planning authority.

Summary

- + **Rent** - £95,895 Per Annum Exclusive
- + **VAT** - To Be Charged
- + **Service Charge** - Further Details Available Via Landlords Agents
- + **Video** - See Agents Website
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - B(41)

Viewing & Further Information

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