

MODERN MODULAR FIRST FLOOR OFFICE SUITES

From 164 sq. ft. (15.2 sq. m) to 1558 sq. ft. (144.8 sq. m)



Oakley

Your Sussex Property Expert



First Floor Units 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

These modern units occupy the first floor of Lady Bee Studios, which are part of the Shoreham Port Authority. The offices benefit from separate pedestrian access and are currently configured as a number of open plan spaces of various sizes. The units present 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 neighbouring offices have been used for a mix of uses including office/dispatch & storage. Externally, to the front of the building on the ground floor is bike storage.

ACCOMMODATION/RENT

	SQ.FT(NIA)	SQ.M(NIA)	GUIDE RENT
Unit 7	163.61	15.2	£6,000+VAT
Unit 8	163.61	15.2	£6,000+VAT
Unit 9	351.98	32.7	£12,000+VAT
Unit 10	351.98	32.7	£12,000+VAT
Unit 11	527.43	49	£18,000+VAT
Total	1558.61	144.80	£54,000+VAT

TENANCY

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

GUIDE RENT

Please see accommodation/rent table. Rent may be negotiable if more than one unit taken.

*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 Rateable Value provided by the Valuation Office Agency www.voa.gov.uk is yet to be confirmed.

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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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



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LADY BEE STUDIOS

FIRST FLOOR - Layout

Unit 7 – Kitchenette to remain

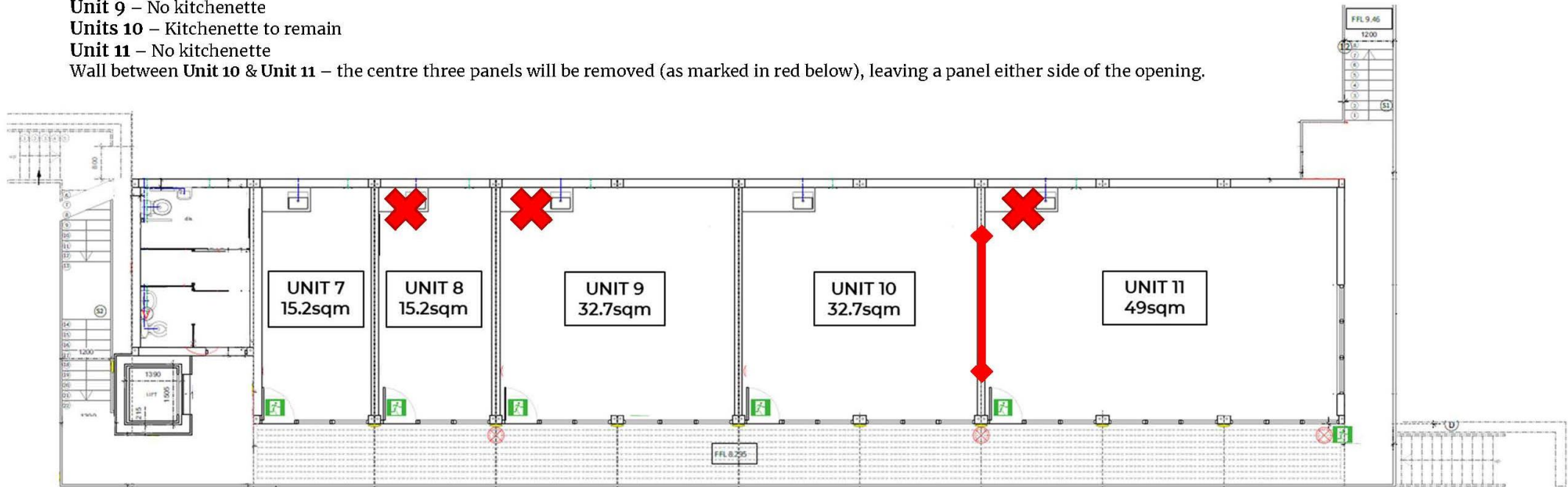
Unit 8 – No kitchenette

Unit 9 – No kitchenette

Units 10 – Kitchenette to remain

Unit 11 – No kitchenette

Wall between Unit 10 & Unit 11 – the centre three panels will be removed (as marked in red below), leaving a panel either side of the opening.



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

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