



**INDUSTRIAL / TRADE
COUNTER / WAREHOUSE**

5,406 Sq Ft
(502 Sq M)

**RENT FROM: £50,000 PER
ANNUM**

Substantial
Warehouse & Office
Building with
Allocated Parking
on Popular Brighton
City Airport

- + Rare Opportunity To Lease Substantial Warehouse Unit on Popular West Sussex Airport Site
- + Superb Transport Links With A259 & A27 Connecting Airport. Railway Station Also Nearby
- + Suit Aviation Business (other businesses will be considered)
- + Available on New Lease Terms With Quick Occupation (if required)
- + Direct Access Onto Airfield. Allocated Parking To Front
- + Viewing Highly Recommended



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 lease a substantial warehouse unit situated on a plot of approx. 0.348 acres on the popular Brighton City Airport in Shoreham, West Sussex.

The property is of modern steel portal frame construction with UPVC double glazed windows throughout. The property benefits from multiple points of entry with the main reception area currently being on the southern side leading to a small reception area which connects onto the ground floor open plan office area and subsequent warehouse. The main warehouse benefits from 60ft x 16ft loading door, concrete flooring, sodium lighting, three phase electricity and superb 20ft eaves height. The ground floor also hosts WC and shower facilities.

The first floor of the property is currently used as a mixture of storage and offices and are split into two sections. The front section provides largely open storage accommodation overlooking the warehouse. The second section which is located at the front of the property provides three self-contained cellular office rooms with separate boardroom and plant room. The offices benefit from air conditioning (not tested), carpeted flooring, ample data and electric sockets and suspended ceiling with inset lighting.

The property benefits from electric, water and gas connections and also has a burglar alarm (not tested).

Externally, there is allocated car parking to the southern elevation suitable for 5/6 vehicles whilst the unit has direct access to the north onto the airfield. There is a large concrete apron which is demised to this unit with further details available upon request.





Accommodation

Ground Floor	SQ FT	SQM
Reception	120	11
Office	795	74
Warehouse	2,878	267
First Floor		
Storage	643	60
Server Room	95	9
Office One	120	11
Office Two	120	11
Office Three	120	11
Boardroom	337	31
Plant Room / Store	178	17
Total	5,406	502

Terms

The property is available by way of a new FR&I Lease with terms to be negotiated and agreed.

Service Charge

A site service charge is payable for the maintenance and upkeep of the common parts of the airport development and for Hanger 30a 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 is £58,000. Interested parties are asked to verify this information by speaking with the local planning authority.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Summary

- + **Rent** – (Yr 1): £50,000 Per Annum (Yr 2): £57,500 Per Annum (Yr 3): £60,000 Per Annum (Yr 4): £65,000 Per Annum (Yr 5): £68,000 Per Annum
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own Legal Costs Incurred In This Transaction
- + **EPC** – C(53)

Viewing & Further Information

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