

WELL-PRESENTED OFFICE SUITES TO LET

AVAILABLE WITH IMMEDIATE OCCUPATION ON A LICENCE AGREEMENT

LET ON A FULLY INCLUSIVE RENTAL BASIS

ONLY 1 MONTH'S DEPOSIT REQUIRED



SUPERFAST BROADBAND INCLUDED WITHIN THE RENT

HANGAR 4, BRIGHTON CITY AIRPORT

CECIL PASHLEY WAY

SHOREHAM-BY-SEA

WEST SUSSEX BN43 5FF

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Situated between Brighton and Worthing and forming part of Brighton City Airport. Access is via the main A27 dual carriageway, or A259 coast road. The A27 provides convenient access to the A23 and A24. Shoreham town centre and main line train station are nearby, and the Coastliner 700 bus stop is also within walking distance. A low-cost minibus shuttle is envisaged from the business centre to the train station during peak times.

Hangar 4 is a fantastic place to base your business. You do not have to be in the aviation industry to enjoy the atmosphere at Brighton City Airport, one of the UK's most important general aviation airfields, with its art deco main terminal building where you can find the popular Hummingbird restaurant.

Hangar 4 offers modern office suites from 100 to 2,000 sq ft. The offices, which are suitable for a variety of different occupiers are available with the benefit of flexible terms fully inclusive of electric, heating, water and weekly cleaning of the common ways.

KEY FEATURES

- Excellent on-site restaurant/café
- Good on-site parking
- Superfast broadband included
- Shared kitchenettes
- Ladies and gents' toilets
- Security entry phone access
- Private walled rear courtyard

CURRENT AVAILABILITY

Details upon request.

TERMS

The suites are available to let upon a simple licence agreement for an initial term of 6 months. The rent payable is ***inclusive*** of superfast broadband, all utilities, general refuse, cleaning of common areas, building insurance, external repairs and maintenance, business rates and management fees.

VIEWING ARRANGEMENTS

By appointment through sole appointed agent's
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

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LOCATION MAPS - NOT TO SCALE

