



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

# DETACHED AIRCRAFT HANGAR

may suit industrial, warehouse or other uses stnc

## 4,750 ft<sup>2</sup> / 441 m<sup>2</sup> • TO LET



**26 CECIL PASHLEY WAY, BRIGHTON CITY (SHOREHAM) AIRPORT, BN43 5FF**

Brighton City Airport is situated adjacent to the main A27 dual carriageway between Brighton and Worthing, which provides convenient access via the A23 and A24 to Gatwick Airport, the M25 and London. The airport is a busy mixed use multi runway operation with air traffic control, firefighting and aircraft fuelling service. A number of aviation and other businesses are located at the airport, including Ricardo Engineering, Northbrook College, AIG Insurance, Transair Flight Equipment, Eastern Atlantic Helicopters and Flying Time Aviation.

The premises comprise a modern detached aircraft hangar with offices, formerly occupied by Sussex Police Helicopter Unit. The hangar door has opening dimensions of approx. 52' wide x 12'7 high. The accommodation is arranged as follows:

<b>ground floor</b>	hangar area (potentially approx. 77'9 x 49'10 overall) plus offices, WC, ancillary	in all <b><u>4,750 ft<sup>2</sup> / 441 m<sup>2</sup></u></b>
<b>exterior</b>	private airside parking apron and car parking / yard	

Rateable Value: £32,500

measurements are approximate and gross internal

amenities not tested

The premises are **TO LET** for a term to be agreed at a guide rental of **£30,000 per annum** (+VAT), exclusive, subject to rent reviews at appropriate intervals.

Further information and viewing by appointment with LETTING AGENT, **GRAVES SON & PILCHER LLP**