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

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OFFICE SUITE WITH PARKING close to A259 and mainline station 800 ft² (74.3 m²) – TO LET



**2nd FLOOR ST MARY'S HOUSE
ST MARY'S ROAD
SHOREHAM BY SEA, BN43 5ZA**

Situated near Shoreham town centre, within walking distance of Shoreham mainline station, the A259 coast road and the seafront with various cafes, shops and public transport links nearby (see location plan attached).

This office suite is located on the second floor of St Mary's House, a Grade II listed building. The suite is accessed through a shared entrance and is arranged as five rooms with kitchen and WC facilities.

The accommodation is arranged as follows:

Second Floor	5 intercommunicating rooms kitchen and WC	in all 800 ft² (74.32 m²)
	1 allocated car parking space	

All measurements are approximate

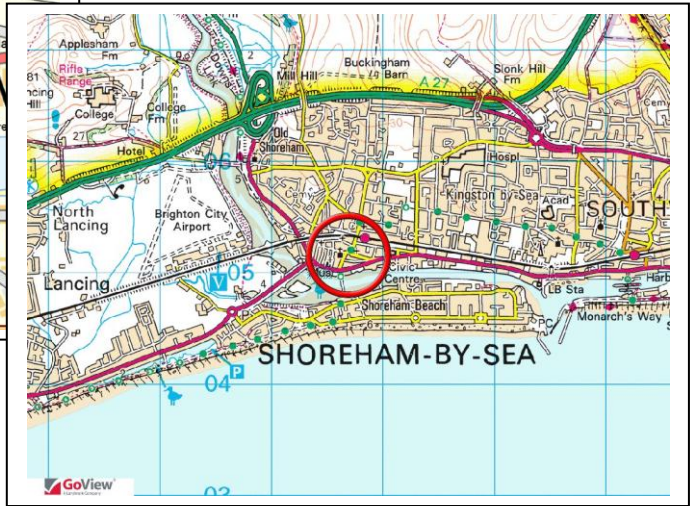
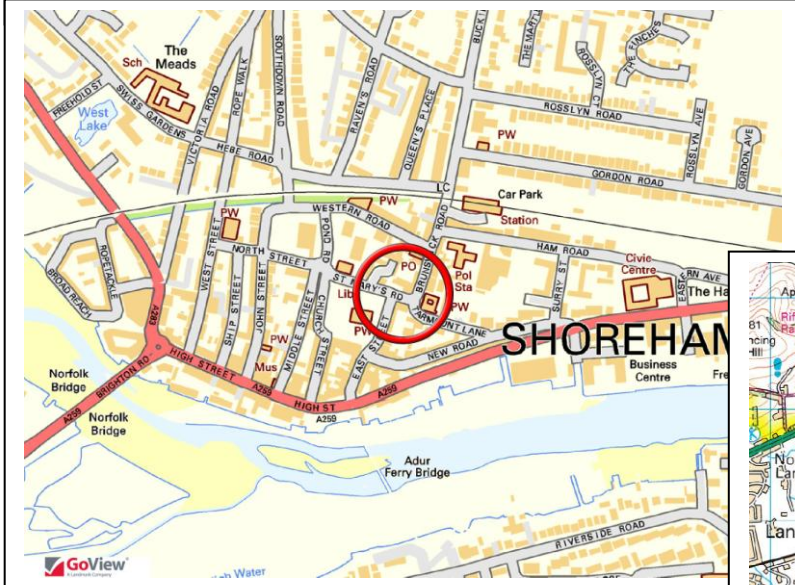
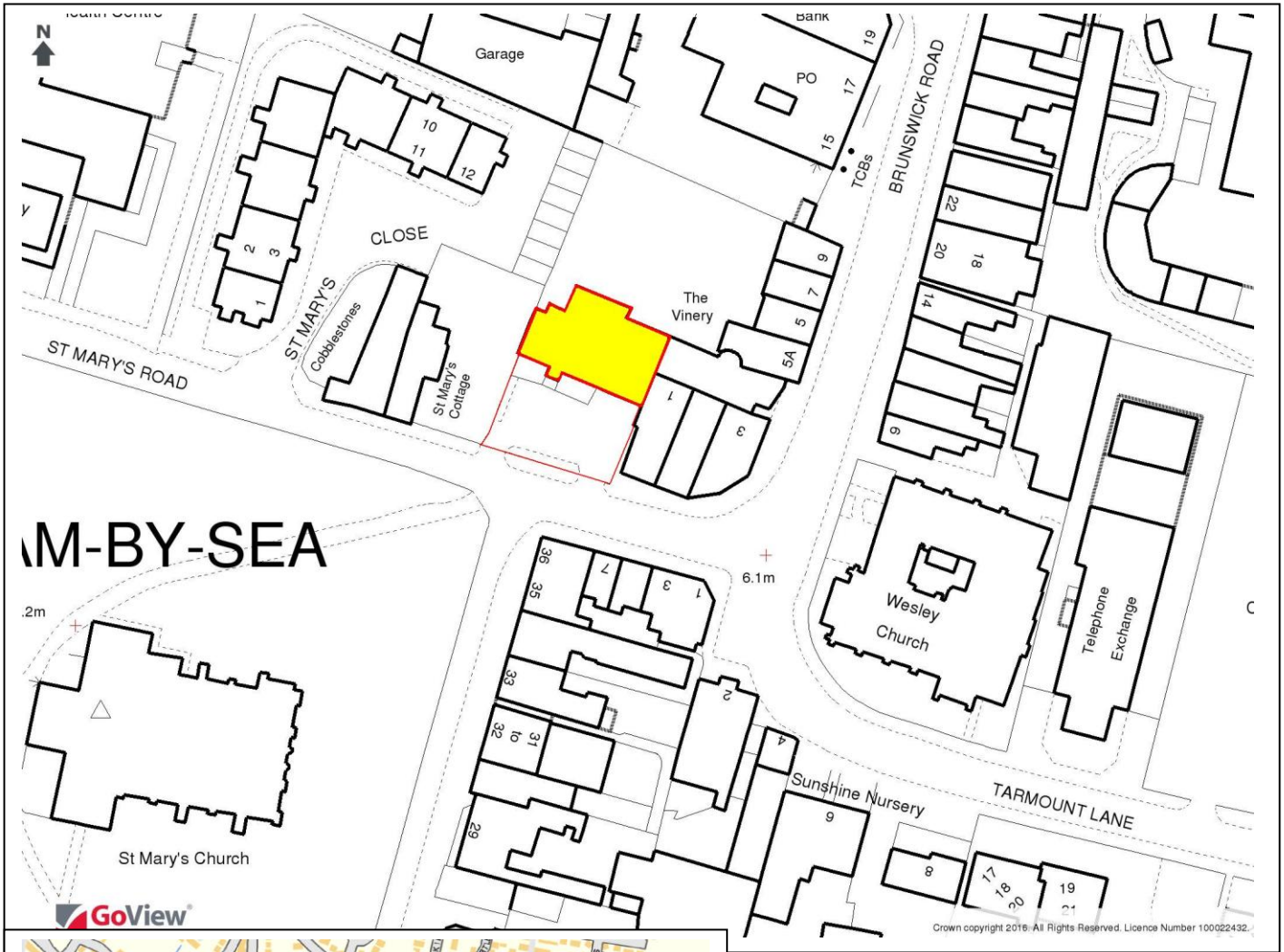
Rateable Value: £5,900

Services and amenities not tested

EPC applied for

The premises are **TO LET** on a new lease on terms to be agreed.
Offers of rental are invited in the region of **£7,000 per annum**, exclusive.

Viewing by strict appointment with **SOLE SELLING AGENTS, GRAVES SON & PILCHER LLP**



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