

GROUND & FIRST FLOOR OFFICE SPACE

TO LET

4,072 ft² / 378 m² + 20 car parking spaces



UNIT 3, NEW WHARF

SHOREHAM BY SEA BN43 6RN



GSP.UK.COM

**GRAVES
SON &
PILCHER**

01273 321 123

INCORPORATING

CD Clifford Dann

Location

Shoreham by Sea is a coastal town and port in West Sussex. The town is bordered to its north by the South Downs, to its west by the Adur Valley, and to its south by the River Adur and Shoreham Beach on the English Channel. Situated on the south side of the main coast road (A259) opposite Halfords. Shoreham town centre is about a 12 minute walk and the Railway Station about 10 minutes.

Accommodation

The premises comprise ground and first floor offices with use of a communal kitchenette and shower/WC facilities. Features include: perimeter trunking, air conditioning units, first floor LED lighting and uPVC double glazed windows.

The offices come with up to 20 allocated parking spaces.

Ground Floor	1,024 ft ²	95 m ²
First Floor	3,047 ft ²	283 m ²
Total Floor Area	4,072 ft²	378 m²

Terms

Available on a new lease to be agreed, based on £12 per sqft per annum, exclusive.

Each party to be responsible for their own legal expenses.

Rateable Value tbc

EPC Ratings E



Viewing by strict appointment with **Graves Son & Pilcher LLP**

All measurements are approximate

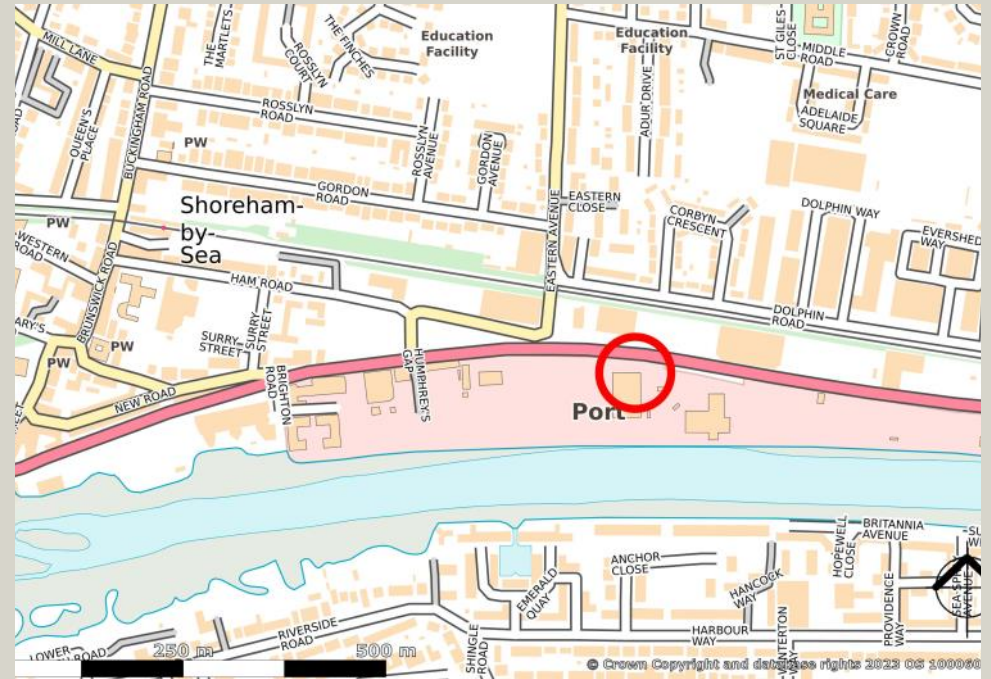
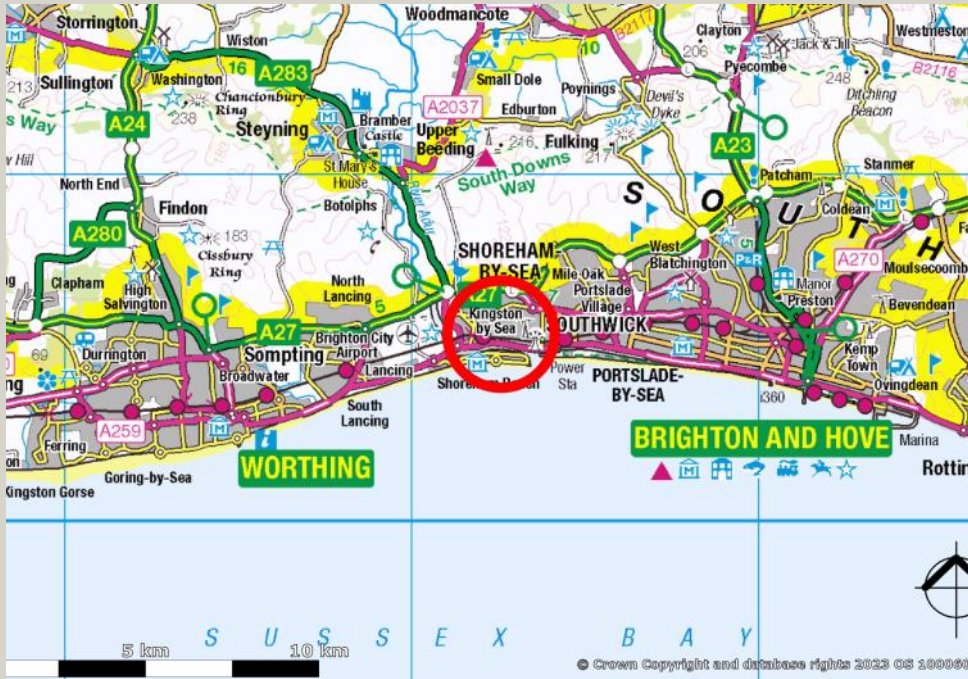


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