

MAIN ROAD LOCATION - BRIGHTON AREA

WAREHOUSE / INDUSTRIAL UNITS

5,886 - 14,761 ft² / 546 - 1,371 m²

31 CAR PARKING SPACES

TO LET



UNITS 3 - 4, THE CYRIL RICHINGS BUSINESS CENTRE

202 - 210 BRIGHTON ROAD, SHOREHAM BN43 6RJ



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated on the west side of the Brighton / Hove conurbation in a high profile and well connected location alongside the main A259 coast road. Neighbouring occupiers include Lidl, Screwfix, Howdens, B&Q, Halfords, McDonald's, City Plumbing Supplies and Benchmarx Kitchen Showroom. A number of major residential redevelopment schemes are coming forward on nearby waterfront sites. Shoreham town centre and railway station are within walking distance. The A27 and Brighton bypass are conveniently accessible. The frequent 700 Coastliner bus service stops outside the property, linking Brighton and Worthing.

Description

Forming part of a modern warehouse / industrial development with large underground car park, the available units were occupied by a single business but can be let separately if required. Features include an eaves height of 20' / 6m, a 3 phase electricity supply, gas supply and first floor office accommodation. The underground car park has CCTV and timed electric doors. There are 31 car parking spaces allocated to Units 3 / 4, along with shared use of unallocated visitor / overflow parking spaces at the landlord's discretion.

UNIT 3		
Ground Floor	6,600 ft ²	613 m ²
First Floor	2,275 ft ²	211 m ²
Total	8,875 ft²	824 m²

19 car parking spaces
1 lorry space on forecourt

UNIT 4		
Ground Floor	4,230 ft ²	393 m ²
First Floor	1,656 ft ²	153 m ²
Total	5,886 ft²	546 m²

12 car parking spaces
1 lorry space on forecourt

TOTAL COMBINED FLOOR AREA: 14,761 ft² / 1,371 m²

NB. A substantial mezzanine floor in Unit 3 is potentially available if required.

Terms

The units are **TO LET** individually or combined for a term to be agreed from **25 December 2023** at commencing rentals of:

Unit 3 - £102,000 per annum, exclusive

Unit 4 - £85,500 per annum, exclusive

There will be rent reviews at appropriate intervals and the rental is exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings.

Rateable Value (presently combined) £110,000

EPC Rating Unit 3: applied for Unit 4: C (55)

Viewing by appointment with sole letting agent Graves Son & Pilcher LLP



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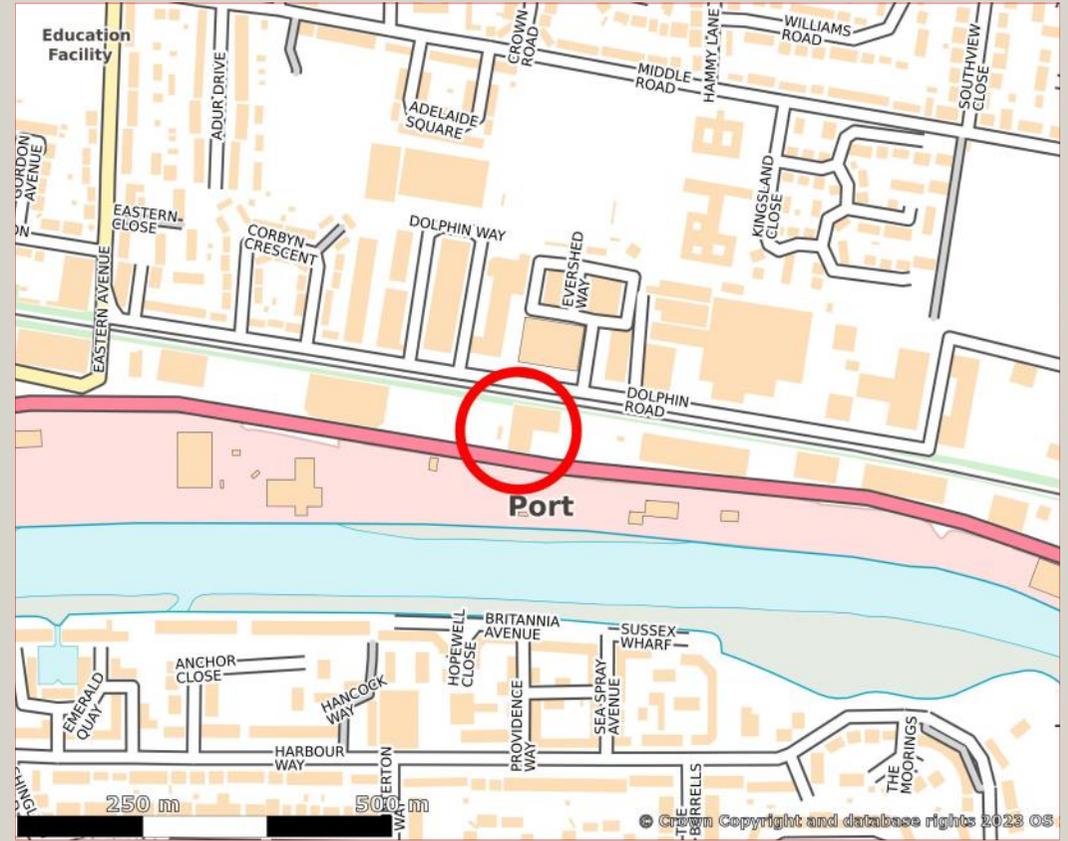
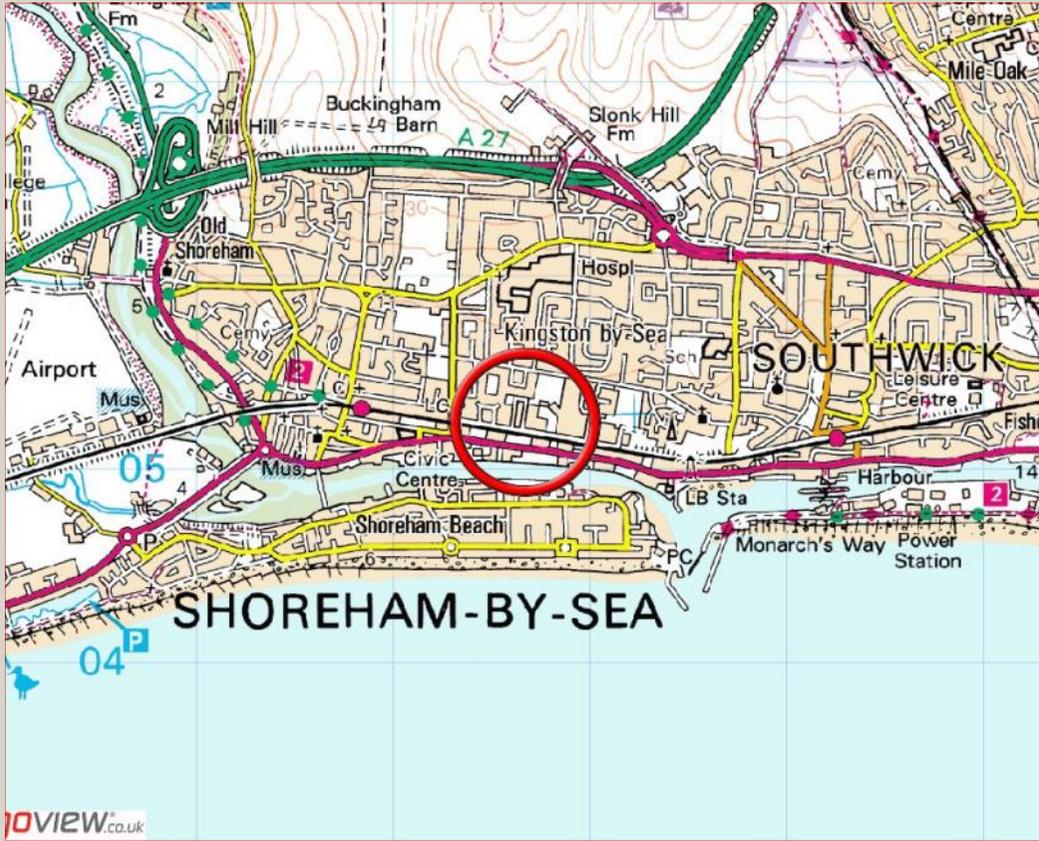
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amenities and services not tested
measurements are approximate and gross internal

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