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

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AIRCRAFT HANGAR / OFFICE BUILDING / INDUSTRIAL **12,325 ft² / 1,145 m² • on-site parking • TO LET**



20 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 building with a footprint of **12,325 ft² / 1,145 m²**. The building is presently fitted as office space, with a large central atrium and additional office accommodation of approx. 6,000 ft² at first floor. The building can be reinstated and reconfigured to an aircraft hangar/maintenance facility, with or without office accommodation as required. Alternatively, the building may suit a variety of industrial/production, high tech, educational or leisure uses, subject to any necessary consents.

measurements are approximate and gross internal

amenities not tested

The premises are **TO LET** on a new full repairing and insuring lease for a term to be agreed at a guide rental of **£8.50 per sqft per annum**, exclusive, subject to rent reviews at appropriate intervals.

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