

CECIL PASHLEY WAY SHOREHAM, BN43 5FF



Modern Industrial / Warehouse Facility

12,211 ft² - 27,869 ft² / 1,134 m² - 2,589 m²

To Let



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8 Cecil Pashley Way
 Brighton City (Shoreham) Airport
 Shoreham
 BN43 5FF



Description

Brighton City Airport Business Park 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. A number of aviation and other businesses are located at the airport, including Ricardo Engineering, Northbrook College, AIG Insurance, Vibratechniques, Transair Flight Equipment and Eastern Atlantic Helicopters.

The premises comprise a modern self-contained production / warehouse facility which may suit a variety of industrial or warehouse uses (subject to any necessary consents). Features include four loading doors, a substantial power supply, eaves height of 16'3 / 4.95m, offices, gated site, secure yard, and car parking.

The accommodation is arranged as follows:

North Building	ground floor industrial	total	12,211 ft²	/	1,134 m²
South Building	ground floor industrial	in all	9,347 ft²	/	868 m²
	ground floor offices	in all	2,469 ft²	/	229 m²
	first floor offices	in all	3,842 ft²	/	357 m²
		total	15,658 ft²	/	1,454 m²
TOTAL FLOOR AREA		in all	27,869 ft²	/	2,589 m²

Rateable Value: £133,000

amenities and services not tested

measurements are approximate and gross internal

The premises are TO LET for a term and at a rental to be agreed. Offers may be considered for the individual buildings. Additional car parking is available by negotiation.

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

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