



OFFICE

140 Sq Ft
(13 Sq M)

**RENT: £500 Per Calendar
Month**

First Floor All
Inclusive Office
Suite To Let on
Popular Shoreham
Industrial Estate

- + Well Presented First Floor Office Suite
- + Available For Immediate Occupation
- + Carpeted Throughout, Suspended Ceiling, Ample Electrical Points
- + Unallocated Parking To Front
- + Communal Kitchen & WCs
- + All Inclusive



Location

Situated on the well-known Dolphin Road Industrial Estate between Brighton & Worthing and forming part of a development known as Hall Business Centre. The A259 and A27 are nearby, providing convenient access to central Brighton (6 miles), Worthing (5 miles) and the wider A27/A23/A24 corridors. Shoreham town centre, railway station and various bus services are within walking distance. Nearby occupiers include Edgar's Water, Phase Electrical, Gemini Print, Pyroban, Paladone Products, WSM Plastics, Higgidy, Infinity Foods, Barnes DAF and Heritage Parts Centre.

Description

An opportunity to lease on an all inclusive basis a first floor office suite situated on a popular industrial estate in Shoreham, West Sussex. The offices which are located over ground and first floor are accessed via communal front door leading to a small lobby area where individual tenants post boxes are located. Office 5 is located at first floor level overlooking the rear of the building with views of Middle Road recreation ground. The office is provided with carpeting, suspended ceiling with Cat 3 lighting, perimeter trunking with ample electrical sockets, gas central heating, double glazing and burglar alarm (not tested).

Externally there is unallocated parking to the front of the building.

Accommodation

Floor / Name	SQ FT	SQM
Office Room 5	140	13
Total	140	13

Tenure

The premises are available with the benefit of a new 12 month licence. Each letting is subject to an 8 week rental deposit. All rents are inclusive of water rates, heating, lighting, electricity, buildings insurance and weekly cleaning of the common parts. Tenants are responsible for their own telephone lines, broadband, contents insurance and business rates (if any).

Business Rates

It is felt that prospective tenants should be able to claim Small Business Rates Relief but interested parties are asked to contact the local authority prior to committing to any agreement.

Summary

- + **Rent** - £500 Per Calendar Month
- + **VAT** – Not To Be Charged on The Rent
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – To Follow

Viewing & Further Information

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