



SERVICED OFFICES

146 – 1,175 Sq Ft
(13 - 109 Sq M)

**RENT: From £390 Per
Calendar Month**

Rarely Available
Serviced Office
Rooms On Popular
Local Airport Site

- + Situated on Popular Brighton City Airport Site
- + Superb Transport Links – Just Off A27
- + Well Presented Office Accommodation
- + Ready For Immediate Occupation
- + Central Heating & Electricity Included
- + Various Sized Office Rooms Which Could Be Let As Single Offices or Combined
- + Flexible Terms Available
- + Viewing Recommended



Location

Located between Brighton (9 miles east) and Worthing (6 miles west), sits Brighton City Airport Business Park. Access to the popular airport is via the main A27 dual carriageway or the A259 South Coast Road. The main A27 road links to the A24, A23(M) and M25. Shoreham town centre is located approximately 1 km to the east. The airport is home to the new Panattoni Park warehouse and logistics scheme which sees over 265,000 sq ft of Grade A space being completed in early 2024. Other occupiers on the business parks include Ricardo Engineering, Northbrook College, Cox Powertrain, Transair Flight Equipment and AIG Insurance.

Description

Hangar 4 is a prominent, standalone and purpose built hangar of modern steel frame and metal clad construction, currently configured as serviced offices to the front of the building and an open plan aircraft hangar to the rear. The office suites which are located on both the ground & first floor levels are superbly presented and recently refurbished and benefit from carpeting throughout, LED panel lighting, excellent natural light, communal kitchens and WC's with some of the office suites having excellent views of the aircraft hangar and onto the airfield itself.

Currently under construction are "Gallery Rooms" which are located on the first floor and overlook the aircraft hangar. Please ask us for further information.

Amenities

- Car Parking Spaces on Site Available
- 24 Hour Access
- Central Heating & Electricity Included
- Complimentary WiFi
- Carpeting Throughout
- Meeting Rooms Available
- Communal WC's & Kitchens
- Weekly Cleaning

Accommodation & Availability

Floor / Name	SQ FT	SQM	Rent (PCM)
Suite 8	325	30	£860
Suite I6	146	13	£390
Gallery Room One	355	33	£975
Gallery Room Two	355	33	£975

Terms

The Offices are available on a flexible all-inclusive basis (rent, service charge, electricity, waste disposal, security system, fire safety checks, routine decoration and re-decoration of common parts, internal and external maintenance, lift maintenance and joint use of the common parts to include kitchen and WC's

Summary

- + **VAT** – To Be Charged On The Rent
- + **Business Rates** - Properties with a rateable value of less than £12,000 are eligible for 100% small business rates relief, interested parties are advised to contact Brighton & Hove Councils rates department to verify the above.
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** - D(83)

Viewing & Further Information

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