



Brighton Area Roadside Warehouse Unit To Let

Unit 3A Malthouse Trading Estate

Brighton Road, Shoreham-by-Sea, BN43 6RJ

Industrial / Warehouse

TO LET

6,393 sq ft

(593.93 sq m)

- Approached via a gated entrance shared with Screwfix and Howdens
- Situated on the west side of the Brighton/Hove conurbation in a high profile location alongside the A259 coast road
- Shoreham town centre and railway station are within walking distance
- This property may suit a variety of warehouse, trade or industrial uses, subject to any necessary consents

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Summary

Available Size	6,393 sq ft
Rent	£95,895 per annum
Rateable Value	£47,250
EPC Rating	B (41)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,393	593.93	Available
Total	6,393	593.93	

Description

Approached via a gated entrance shared with Screwfix and Howdens, the property comprises a modern single storey warehouse unit with an eaves height of approximately 5m. This property may suit a variety of warehouse, trade or industrial uses, subject to any necessary consents. The accommodation is arranged as follows:

Ground Floor open plan warehouse area WCs, kitchen/staff room 6,393 ft² 594 m²

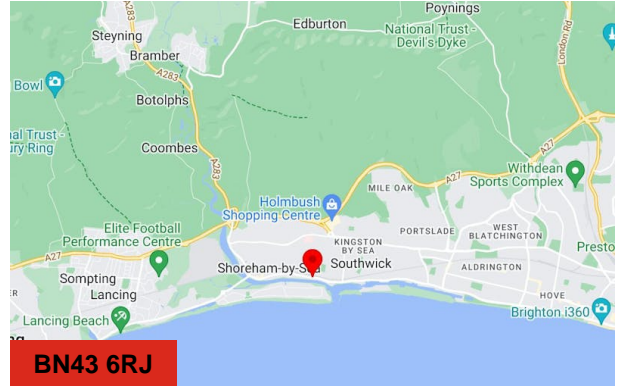
Exterior 10 allocated parking spaces and use of loading area

Location

Situated on the west side of the Brighton/Hove conurbation in a high profile location alongside the A259 coast road. Adjoining occupiers include Screwfix, Howdens, Lidl, City Plumbing Supplies, Benchmarx, B&Q, Halfords, Mr Clutch and McDonald's. A number of major residential led 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 passes outside the property, linking Brighton and Worthing.

Terms

The property is TO LET on a new full repairing and insuring lease for a term to be agreed at a commencing rental of £95,895 per annum, exclusive, subject to rent reviews at appropriate intervals. The rental will be exclusive of VAT, business rates, building insurance premium and any other outgoings. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.



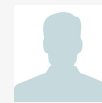
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