



TO LET

Units 3 & 4 Cyril Richings Business Centre
202-210 Brighton Road, Shoreham BN43 6RJ



Units 3 & 4 Cyril Richings Business Centre
202-210 Brighton Road, Shoreham BN43 6RJ

halfords



B&Q

UNIT 3

UNIT 4





Key Features

- Strong roadside location. Highly visible.
- Neighbouring occupiers include Lidl, Howden Joinery, Halfords, Screwfix, Dunelm and B&Q.
- Excellent transport links
- Underground car park with 31 car spaces attached to the units
- First floor office accommodation
- Roller shutter doors and separate personnel doors
- Minimum eaves height 5.4 m
- Can be let together or separately



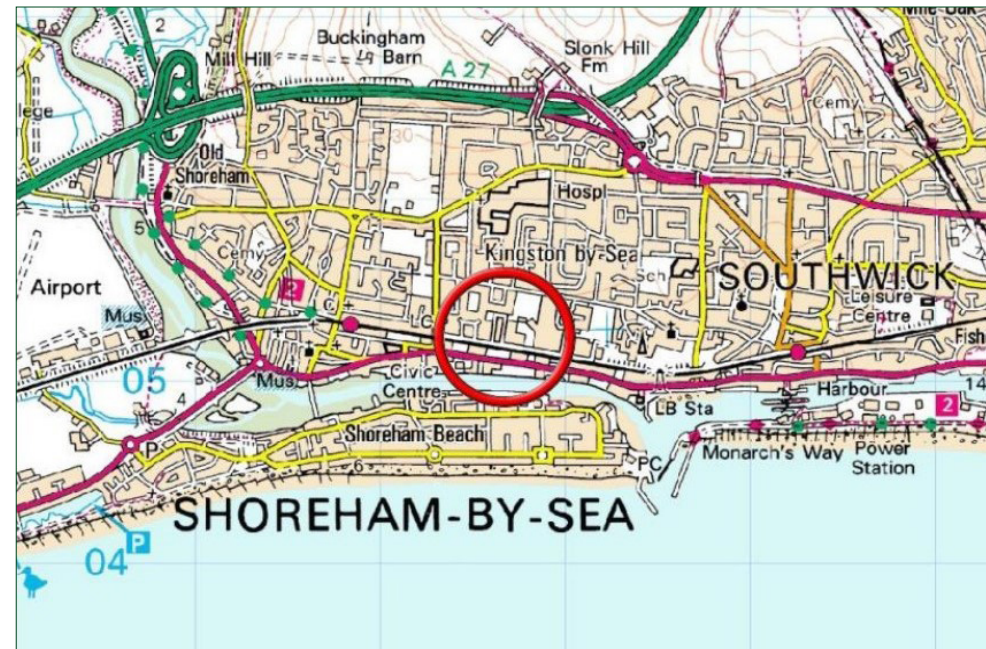
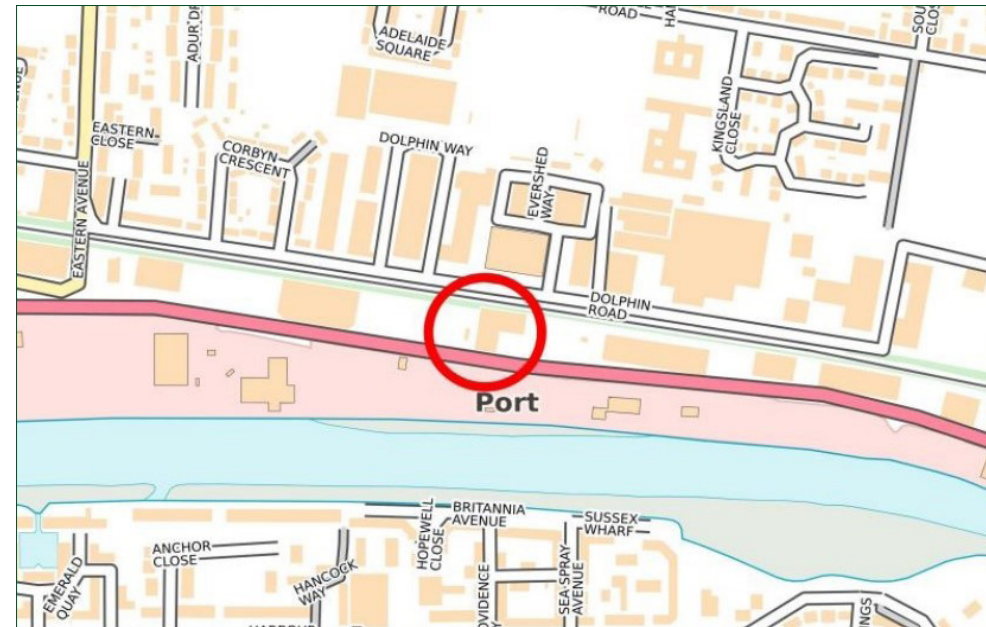


Location & Situation

The property is located on the north side of the A259 Brighton Road in Shoreham. Shoreham town centre and railway station are located within 2/3 of a mile to the west. Brighton city centre is located 5 miles to the east. Worthing town centre is located 5 miles to the west.

The A27 south coast trunk road is accessible via the Shoreham By pass interchange and also via Holmbush (westbound only) both within 2 miles of the property.

The property benefits from direct frontage to and access from Brighton Road. Brighton Road is a principle and busy east – west thoroughfare. The stretch of Brighton Road between Shoreham and Southwick has undergone – and continues to undergo – significant change. There has been significant residential development south of Brighton Road. North of Brighton Road the location has increasingly moved from traditional industrial and warehouse uses to trade counter and retail uses. Occupiers here include Screwfix, Howden Joinery, Lidl, Dunelm, B&Q, Halfords and The Bathroom Showroom.





Description & Accommodation

Cyril Richings Business Centre is a purpose built industrial / warehouse estate providing modern steel framed, profiled steel clad industrial / warehouse units.

The units are arranged with open ground floor warehouse / production space and first floor accommodation providing office space, WCs and kitchen facilities. Each have yard space and a roller shutter door with a separate personnel door.

The estate benefits from a large underground car park with 31 spaces allocated to the subject units.

Min. eaves 5.4 m / Max. eaves 7.1 m



Unit	Floor	Description	Sq M	Sq Ft	Quoting Rent
3	Ground Floor	Warehouse /production	613	6,600	
	First Floor	Offices	211	2,275	
Total			824	8,875	£102,000 pa ex
4	Ground Floor	Warehouse /production	393	4,230	
	First Floor	Offices	153	1,656	
Total			546	5,886	£85,500 pa ex
Units 3 & 4 Combined			1,371	14,761	£187,500 pa ex



Rateable Value

Rateable Value: £110,000 for the 2 units combined.

If the units are let separately, it will be necessary to apply to split the assessment.

EPC

We understand Unit 4 to have an EPC rating of C (55)

An EPC has been commissioned for Unit 3.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses.

We understand that the property has been used predominantly for storage, distribution and administration uses. We therefore anticipate the established / consented use to be a mix of B8 warehouse and Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





Terms

The units are to let individually or combined on new full repairing and insuring leases for a term to be agreed.

Unit 3 - £102,000 per annum

Unit 4 - £85,500 per annum

LEGAL FEES

Each party to bear their own legal costs incurred.

VAT

Rents are quoted exclusive of, but may be subject to, VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

Andrew Halfacree

a.halfacree@flude.com

01273 727070

www.flude.com

Will Thomas

w.thomas@flude.com

01273 727070

www.flude.com

Aaron Lees

a.lees@flude.com

01273 727070

www.flude.com

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

