



Unit 7-8

Hall Business Centre, Shoreham-by-Sea, BN43 6AP

**Light Industrial / Business
Unit
Rental £26,700 PAX**

2,364 sq ft
(219.62 sq m)

- New Lease
- Available Now
- Suitable for various uses (STPC)

Unit 7-8, Hall Business Centre, Shoreham-by-Sea, BN43 6AP

Summary

Available Size	2,364 sq ft
Rent	£2,225 per month
Rates Payable	£6,112.75 per annum Each unit has an RV of £12,250
Rateable Value	£12,250
Service Charge	N/A
VAT	Not applicable. We are advised VAT is not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises of an open plan warehouse/ workshop with concrete flooring throughout, strip lighting, three phase electric.

The unit benefits from access via two roller shutter doors, with pedestrian entrance it also includes a mezzanine level for storage & office. There is parking space for two cars, with some additional external space to rear of the property.

Location

The unit is located on the Hall Business Centre, just off of Dolphin Road, Shoreham-by-Sea the main trading estate in the area.

There is easy access onto the main A259 and A27 trunk roads with Shoreham town centre and railway station a short distance to the west.

Accommodation

The accommodation comprises the following areas:

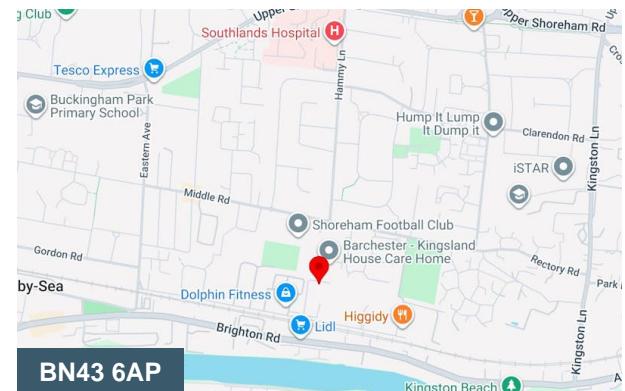
Name	sq ft	sq m	Availability
Ground - Warehouse	1,717	159.51	Available
Ground - Office	319	29.64	Available
Ground - Storage	57	5.30	Available
Mezzanine	271	25.18	Available
Total	2,364	219.63	

Viewings

Viewings can be arranged via Landlords Agent - Newlands Property

Terms

Available on a new FRI lease with terms to be agreed, asking rental of £26,700 pax.



Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com