



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)

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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, front and side, with pedestrian entrance it also includes a mezzanine level for storage & office. There is parking space for two cars at the front of the unit, with additional external space to side for parking and rear parking area/ storage space.

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:

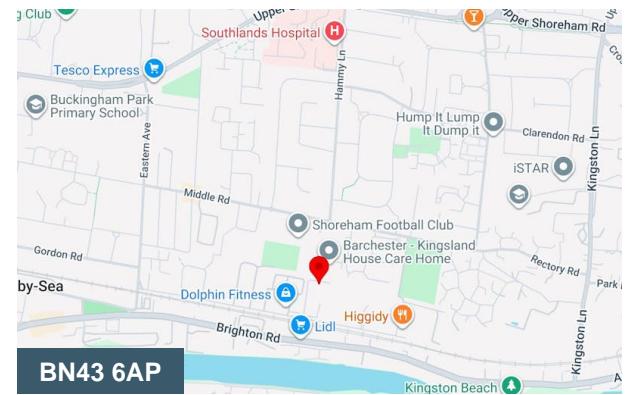
Name	sq ft	sq m	Availability
Ground - Warehouse	1,717	159.51	Available
Ground - Office	319	29.64	Available
Ground - Storage	57	5.30	Available
Mezzanine	271	25.18	Available
Total	2,364	219.63	

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



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