



## BRIGHTON CITY AIRPORT TO LET



### UNITS 4 SOUTHWESTERN HANGAR 27 CECIL PASHLEY WAY, SHOREHAM AIRPORT BN43 5QG

The unit is located on Brighton City (Shoreham) Airport which is located between Shoreham to the East and Lancing to the West. Service roads link the airport to the North to the A27 and there is a further service road linking the airport to the South to the A259 coast road. The units are situated to the South West of the airport adjacent to the railway line. Access to the unit is off Cecil Pashley Way.

This is a modern unit comprising of a steel portal frame unit with metal profile sheet cladding under a metal profile pitched roof with translucent roof lights. Internally it has a good eaves height.

W.C

We have been informed all the main services are connected to the premises (gas capped) and that they also benefit from a 3 phase electricity supply.

UNIT 4: Dimensions (Gross Internal) 9.0m x 6.0m: 54.00 sq.m

LEASE: Available to let on a new full repairing and insuring lease (by way of capped service charge of £500) for a term of 5 years

RENT: £8,000 per annum exclusive (Payable ¼'yly in advance)

DEPOSIT: £2,000

INSURANCE: To pay a fair proportion (assessed by the surveyor acting reasonably on behalf of the Landlord) of the building insurance

BUSINESS RATES:

We have been orally informed by the local rating authority the following but would advise any prospective tenant to obtain written confirmation prior to entering a lease:

UNIT 3 RATEABLE VALUE: £4,500

HOURS OF USE: Only to be used during Airport operating hours as published.

ELECTRICITY: 3 Phase supply (Consumption re-charged by Landlord based on unit meter reading plus % of standing charge

GAS: Supply capped at main building but connection available at tenants expense.

WATER: Tenant's responsibility (metered)

CAR PARKING: Two spaces in front of each unit

**Viewing through Sole Agents Warwick Baker**  
**10 High Street Shoreham by Sea West Sussex BN43 5DA**  
**01273 454234 [darren@warwickbaker.co.uk](mailto:darren@warwickbaker.co.uk)**