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Unit 2, Cyril Richings Business Centre,  
202-210 Brighton Road, Shoreham-by-  
Sea, BN43 6RJ

FOR SALE: WAREHOUSE/INDUSTRIAL UNIT IN PRIME A259 POSITION

# LOCATION



The Cyril Richings Business Centre occupies a prominent position on the northern side of the A259 Brighton Road, a key coastal arterial route linking Brighton and Worthing. The property is located just under one mile east of Shoreham town centre and Shoreham-by-Sea railway station, with excellent connectivity to surrounding towns and transport networks.

The A27 South Coast Trunk Road is easily accessible via both the Shoreham Bypass interchange and Holmbush junction, providing direct links to the wider regional and national road network.

The immediate vicinity continues to evolve, with significant mixed-use and residential redevelopment taking place to the south of Brighton Road and a growing cluster of retail, trade counter and roadside occupiers to the north. Notable operators in the surrounding area include **Lidl**, **Screwfix**, **B&Q**, **Halfords**, **Dunelm**, **Howdens**, and **The Bathroom Showroom**, alongside established fast-food and trade brands such as **McDonald's** and **City Plumbing Supplies**.

The location benefits from high levels of visibility and passing traffic, with the frequent **700 Coastliner bus service** stopping nearby and providing regular public transport links between Brighton and Worthing.

## Description

Unit 2 is a purpose-built warehouse and business unit forming part of a well-maintained estate of four units. The accommodation is arranged over Ground and First Floors, providing versatile space suitable for a range of industrial, trade counter or storage uses, with supporting office content.

Available with full vacant possession and ready for immediate occupation.

## Key Features



- Long leasehold interest (999 years from 1990)
- 11 secure basement parking spaces plus forecourt loading bay and demised ground floor parking space
- Flexible warehouse and office accommodation over two floors
- Prominent position fronting the A259 Brighton Road

## Accommodation

The unit is arranged over Ground and First Floor, with additional mezzanine storage, as follows:

### Ground Floor

Warehouse & Ancillary: 3,753 sq ft (348.7 m<sup>2</sup>)

3 Phase Electricity Available.

The ground floor comprises open-plan warehouse/production space with a minimum eaves height of 5m (rising to 8m), concrete flooring, strip lighting, gas-fired hot air blower, and an electric roller shutter loading door (approx. 4m x 4m). There are two internal store rooms and a WC, along with a high-quality steel-framed mezzanine (forming part of the original build), providing additional storage capacity.

### First Floor

Offices & Kitchen/WC: 1,443 sq ft (134.0 m<sup>2</sup>)

The first floor provides well-presented office accommodation, including three partitioned offices, a kitchenette, and two WCs.

### Mezzanine Storage

Storage Platform: 663 sq ft (61.6 m<sup>2</sup>)

### Parking

The unit benefits from one demised surface-level parking, loading bay and 11 allocated car parking spaces within the secure basement car park.

**Total Accommodation: 5,859 sq ft (544.3 m<sup>2</sup>)**

## Sale Price

Guide Price: £770,000, subject to contract and with full vacant possession, for the long leasehold interest.

## Business Rates

- Billing Authority: Adur & Worthing
- Description: Warehouse and premises





- Rateable Value:
- Valid from 1 April 2023 to present

To be reassessed.

## VAT

The property is elected for VAT, and therefore VAT is chargeable on the purchase price.

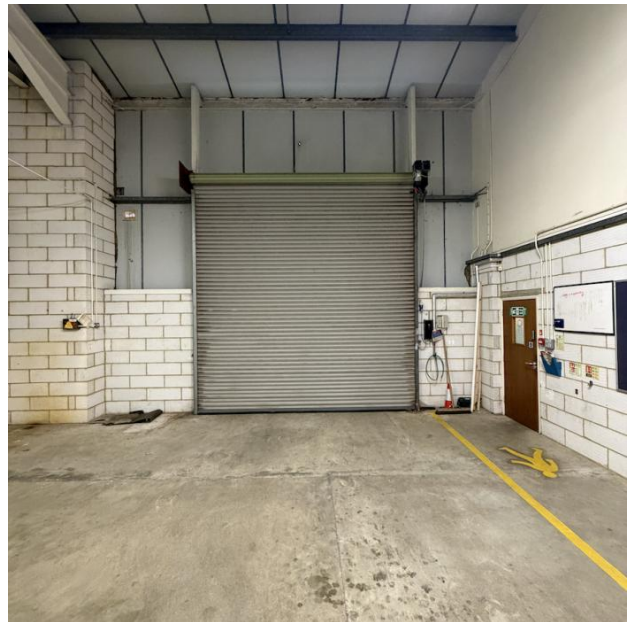
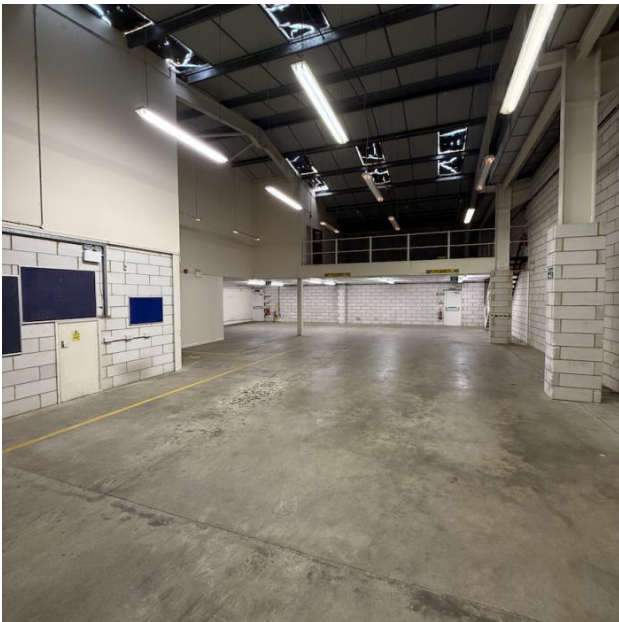
## Legal and Professional Fees

Each party is to bear their own legal and professional costs incurred.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).



















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