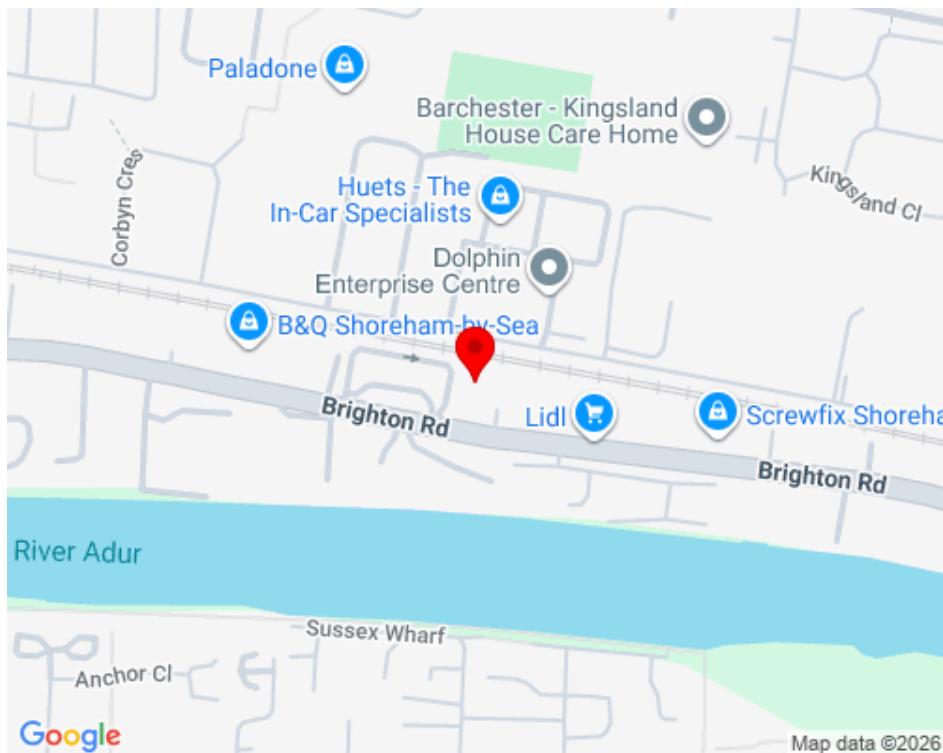


Unit 2, Shoreham-by-Sea, BN43 6RJ

WAREHOUSE/INDUSTRIAL UNIT IN PRIME A259 POSITION

# LOCATION



## 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. 3 phase electricity available.

## Key Features:

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

## Accommodation:

The approximate net internal areas measured are as follows:

**Ground Floor** The ground floor comprises open-plan warehouse/production space.: 348.66 sq m (3,753 sq ft)

**First Floor** The first floor provides well-presented office accommodation, including three partitioned offices, a kitchenette, and two WCs.: 134.06 sq m (1,443 sq ft)

Mezzanine Storage Platform.: 61.59 sq m (663 sq ft)

**Total:** 544.31 sq m (5,859 sq ft)

## VAT:

VAT is Not applicable

## Legal Fees:

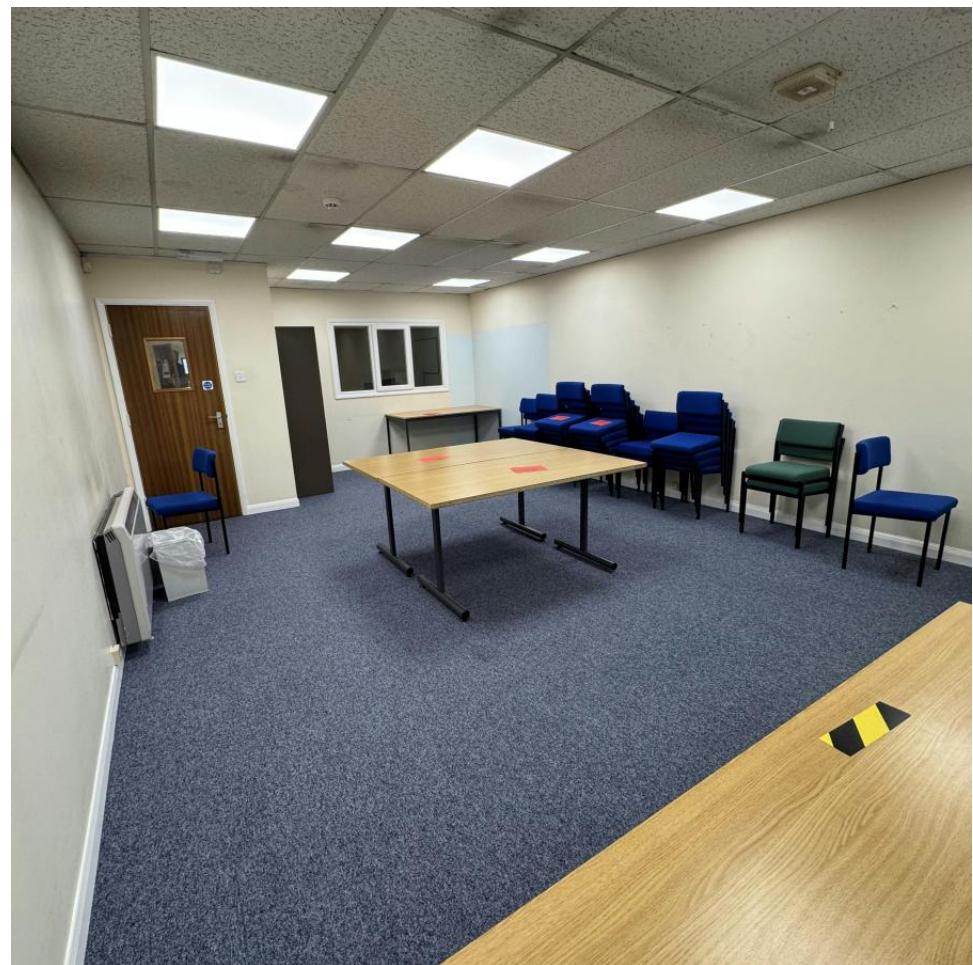
Each party to bear their own costs

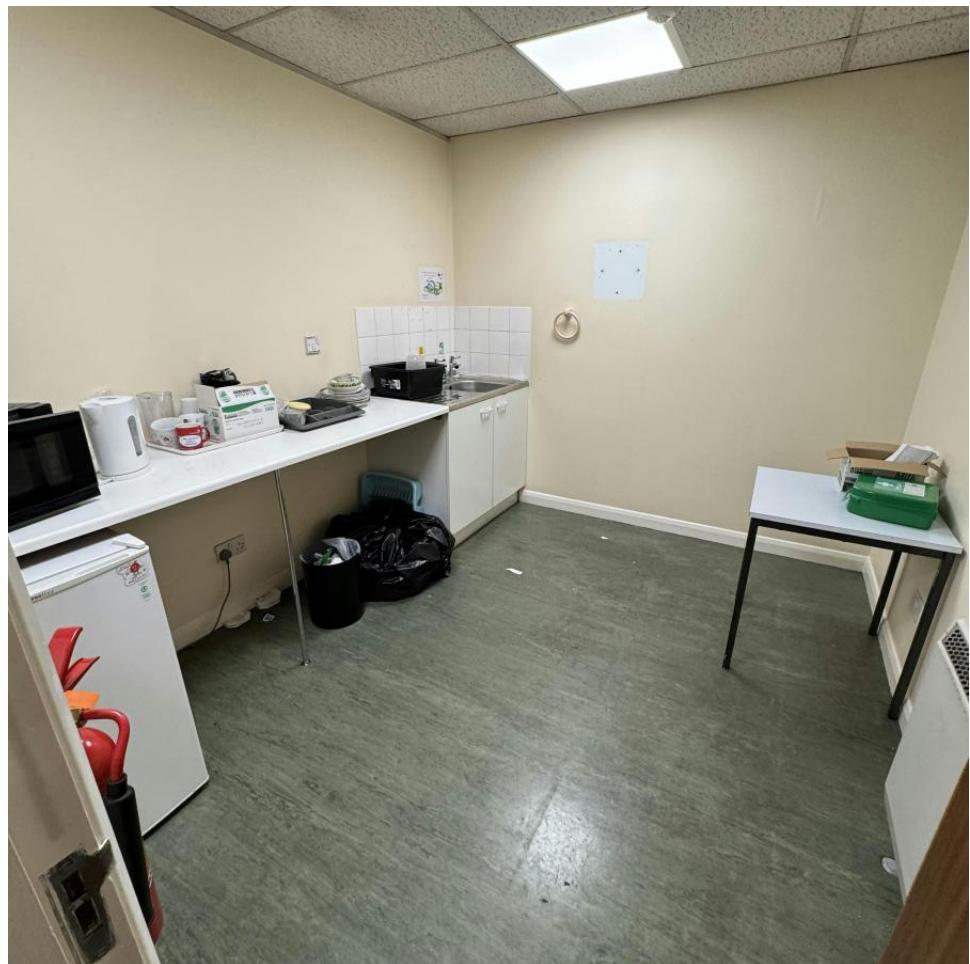
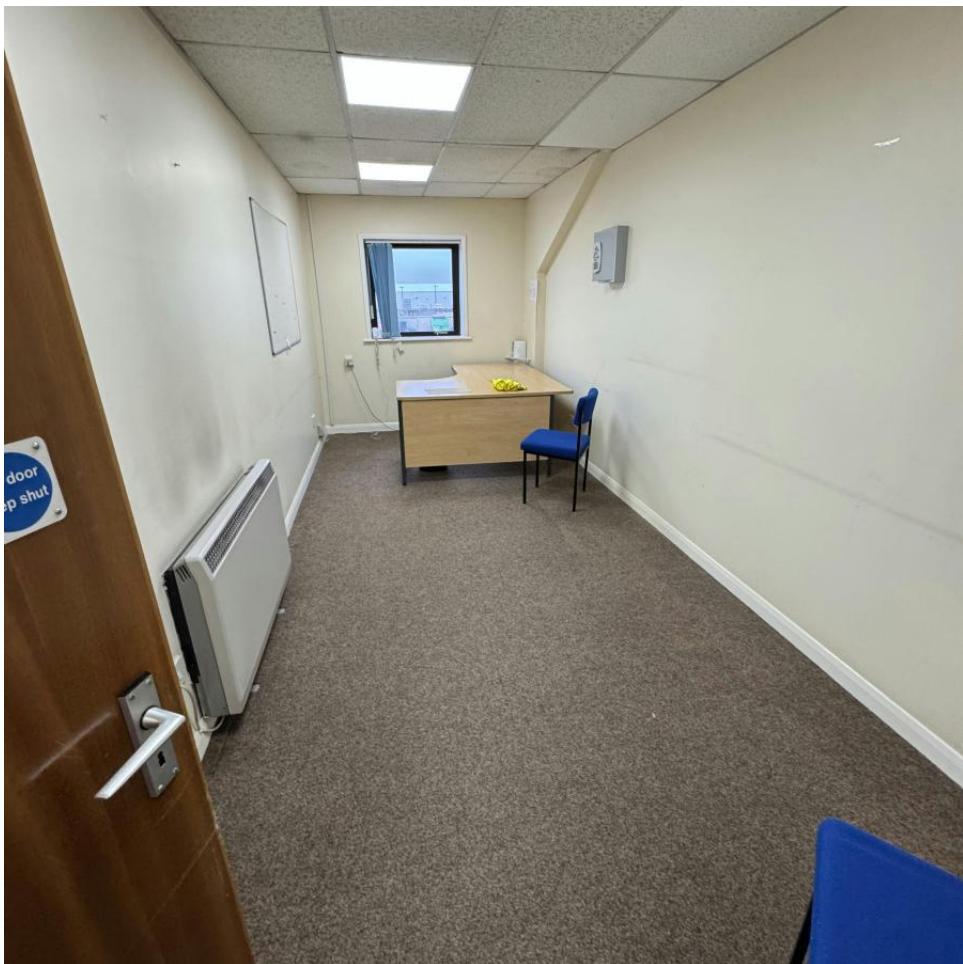
## Price:

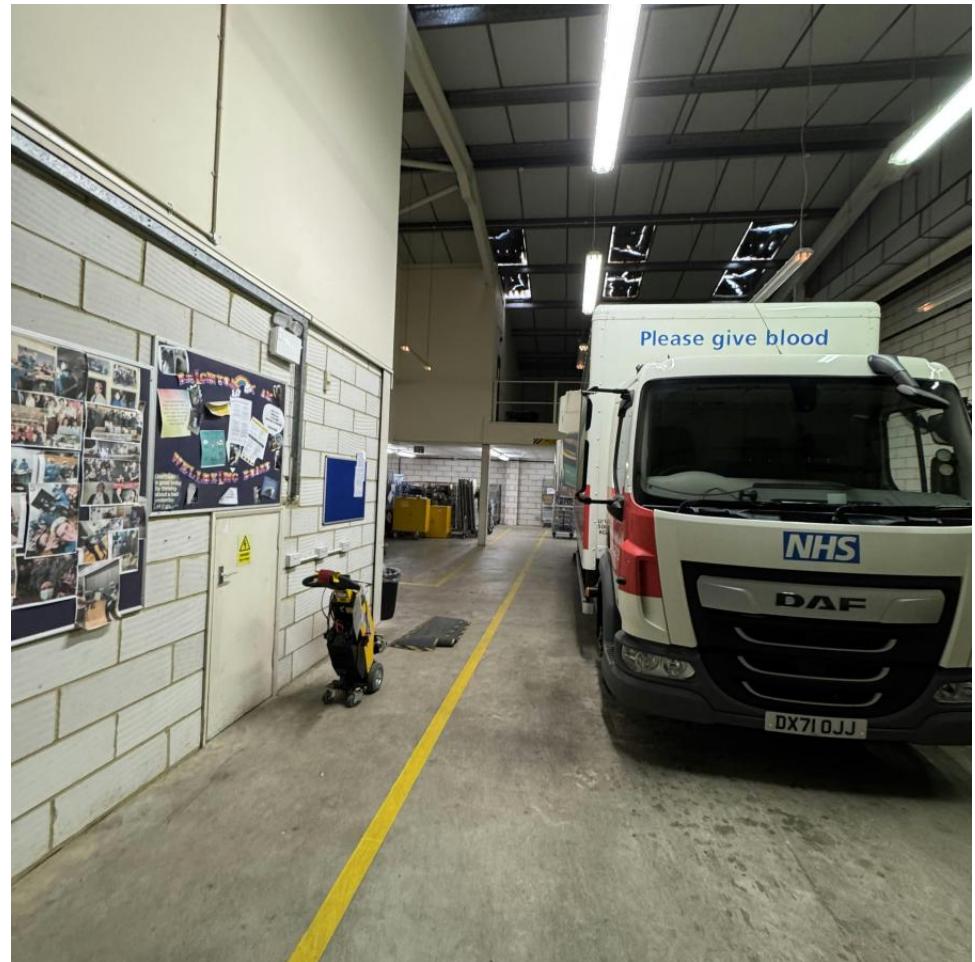
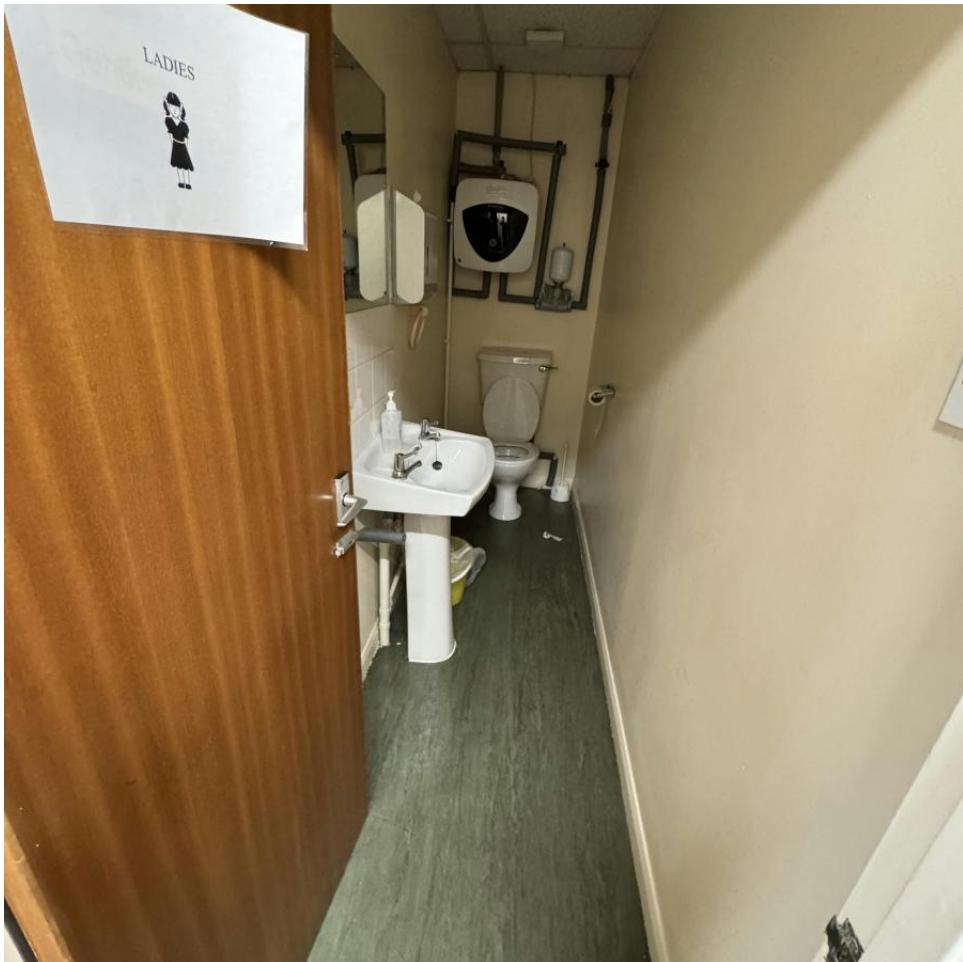
£770,000













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