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Unit 2, The Cyril Richings Business Centre, 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. The unit further benefits from three phase electricity.

The first floor provides well-presented office accommodation, including three partitioned offices, a kitchenette, and two WCs. The ground floor comprises open-plan warehouse/production space with a minimum eaves height of 5m at the rear (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.

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
- 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:

Name/Floor	SQFT	SQM
Ground Floor	3,753	348.66
First Floor	1,443	134.06
Mezzanine	663	61.59
Total	5,859	544.31

## Price:

Offers in the region of £750,000

## Terms:

Offers in the region of £750,000, subject to contract and with full vacant possession, for the long leasehold interest.

## Service Charge:

£4166 per annum  
Based on the 2025/2026 Budget

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs

## Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (t:



01273 70107).

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.























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