

CD Clifford Dann

chartered surveyors & estate agents



Unit 3, New Wharf
Shoreham-by-sea
West Sussex
BN43 6RN

**GROUND FLOOR AND FIRST FLOOR OFFICES
AVAILABLE TO LET
378 m² (4072 sqft)**

Including 20 Car Park Spaces

LOCATION

Situated on the south side of the main coast road (A259) opposite Halfords. Shoreham town centre is about a 12 minute walk and the Railway Station about 10 minutes.

DESCRIPTION

The premises comprise Ground Floor and first floor offices with use of a communal kitchenette and shower/WC facilities.

The offices come with up to 20 allocated parking spaces.

Albion House, Albion Street,
Lewes, East Sussex BN7 2NF
T 01273 407902
F 01273 487910
E commercial@clifforddann.co.uk



Commercial & Business Transfer Agents Valuers
Auctioneers Planning & Development Advisers Building Surveyors
Residential & Lettings Agents Property Management

Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Clifford Dann has the authority to make representation or warranty in relation to this property.

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ACCOMMODATION

Ground Floor	1024 sq ft	95.24 m ²
First Floor	3047 sq ft	283.2 m ²

- Perimeter Trunking
- Air conditioning units
- First floor LED lighting
- UPVC double glazed windows

RATES

Please refer to the Local Authority for information on rates

LEGAL FEES

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating E.

VAT

We understand the property has not been elected for VAT.

TERMS

New lease to be agreed based on £12 per sq ft per annum, exclusive of Rates and Service Charges.
£12,300 - £48,800pax

Rates: To be assessed.

VIEWING

Jim Groves Clifford Dann
Direct line: 01273 407920
jgroves@clifforddann.co.uk

In accordance with the Estate Agents (Provisions of Information) Regulations 1991 we inform you that a Member of this firm has an interest in the freehold of this property. Neither the Lessor nor the Agents gives or implies any warranty that the premises are fit for any particular use or that they comply with any relevant regulation or statutory requirement. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The tenant is advised to obtain verification from their Solicitor or Surveyor before proceeding.

CODE OF PRACTICE ON COMMERCIAL LEASES

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