



**UNIT 2, HARBOUR WAY INDUSTRIAL ESTATE, HARBOUR
WAY, SHOREHAM, BN43 5HZ**

INDUSTRIAL / WAREHOUSE FOR SALE

8,650 SQ FT (803.61 SQ M)



Summary

The unit comprises a mid-terrace building comprising of three similar modern units. Car parking is at the front of the unit.

Available Size	8,650 sq ft
Price	£1,200,000
Rateable Value	£65,500 April 2026 Rateable Value
VAT	Applicable. VAT will be chargeable on the price agreed.
Legal Fees	Each party to bear their own costs
EPC Rating	C

- Rarely available freehold
- Eaves height 19ft 6 in (6m)
- Electrically operated loading door
- 5 Car parking spaces to the front

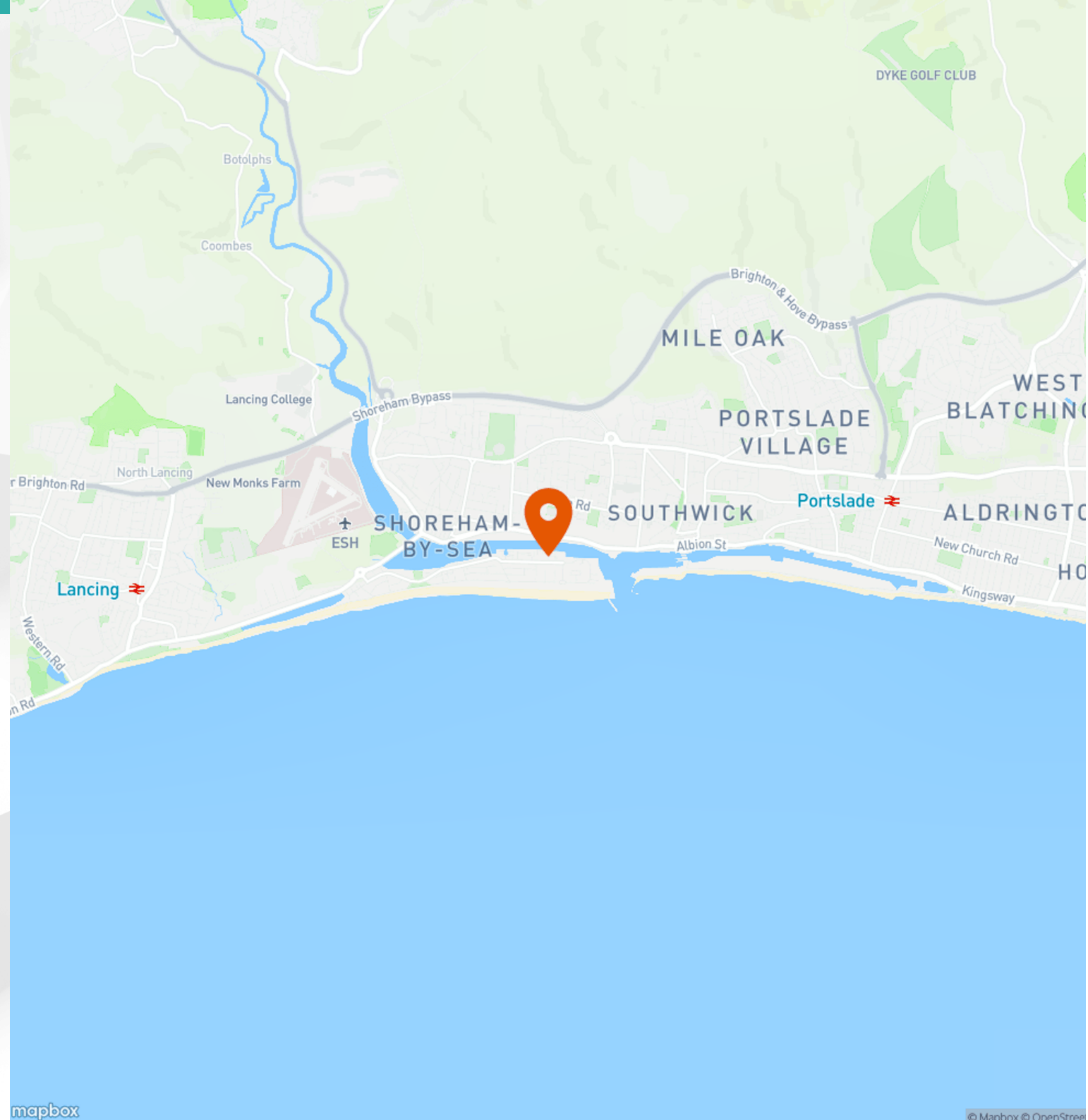


Location



**Unit 2, Harbour Way
Industrial Estate Harbour
Way, Shoreham, BN43 5HZ**

The Harbour Way Industrial Estate is situated on Shoreham beach, the southern side of Shoreham Harbour approximately mid way along Harbour Way. Access to the A259 Coast Road is approximately 1.5 miles to the west, whilst Shoreham town centre, Shoreham Airport and the A27 South Coast Trunk Road are all within a few minutes drive.



Further Details

Description

The unit comprises a mid-terrace building comprising of three similar modern units. The unit has three offices on the first floor and comprises a warehouse/production space with a 2-storey integral office area, stores and WC at the front.

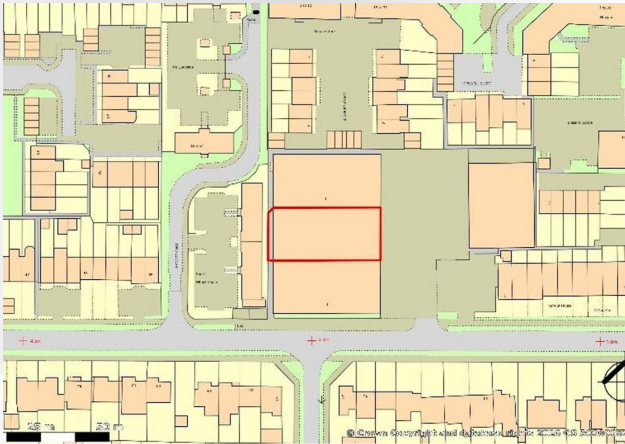
The unit has an eaves height at 19ft 6in (6m) and an electronically operated loading door. Car parking is at the front of the unit.

Note: There is also a mezzanine floor of 4,423 sq ft

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	7,794	724.09	Available
1st	856	79.53	Available
Total	8,650	803.62	





Enquiries & Viewings



Steve Berrett

sberrett@vailwilliams.com

07780 324 996

01293 612600



Jake Collins

jcollins@vailwilliams.com

07976256663

01293 612600

Duncan Marsh (SHW)

dmarsh@shw.co.uk

01903 229201

