

TO LET



SECOND FLOOR FULLY FITTED OFFICE SUITE SHOREHAM TOWN CENTRE 281.77 SQ M (3,033 SQ FT)

2nd Floor Suite, Marlborough House, 102 High Street,
Shoreham-by-Sea, BN43 5DB



Summary

Available Size	3,033 sq ft
Rent	£32,000 per annum exclusive
Business Rates	Over two assessments: Second Floor North - £8,700 and Second Floor South - £14,500 with a UBR of 49.9 p in £
Service Charge	A service charge shall be applicable towards the upkeep and maintenance of the common parts. Details on application
EPC Rating	B (37)

Location

Shoreham-By-Sea is situated between Brighton, 6 miles to the east and Worthing, 5 miles to the west. There are good road communications with the A27 to the north of the town, linking to the A23 to the east and the main high street to the south is the A259 South Coast Road.

The premises are located in the centre of the town on the A283 High Street, opposite the Ropetackle development. Shoreham's mainline railway station is within easy walking distance, providing regular rail services to London Victoria, with the fastest journey time of 1 hr 10 mins.

Description

Premises comprise a fully fitted second floor office suite providing a mixture of open plan space and meeting rooms, and benefiting from the following amenities:

Specification

- Air conditioning
- Heating
- LED lighting
- Perimeter trunking
- Double glazing
- Kitchen
- Communal male and female WC's at first floor
- 7 car parking spaces to the rear

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Total	3,033	281.77

Lease

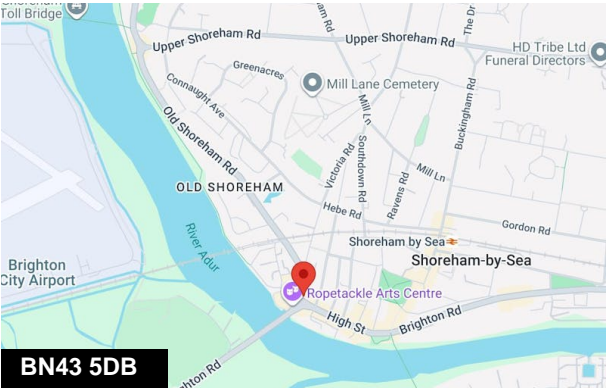
A new lease is available on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



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