



## FORMER SHOREHAM CEMENT WORKS, UPPER BEEDING, BN44 3TX

OPEN STORAGE / INDUSTRIAL / WAREHOUSE TO LET  
1,302 TO 20,000 SQ FT (120.96 TO 1,858.06 SQ M)



**Vail  
Williams**

# Summary

## A RANGE OF INDUSTRIAL UNITS AND OPEN STORAGE YARDS TO LET

Available Size 1,302 to 20,000 sq ft

Business Rates N/A

Service Charge N/A

EPC Rating Upon enquiry

- A variety of industrial/workshop units and hardstanding compounds to let
- Located close to A27 junction at Shoreham and Brighton City Airport
- To Let on new flexible tenancy agreements
- Subject to availability and tenant referencing
- Units from 1,302 sq ft to 9,000 sq ft
- Open Storage Yards from 2,000 - 20,000 sq ft



# Location



**Former Shoreham Cement Works, Shoreham Road, Upper Beeding, BN44 3TX**

The site sits on the A283 Steyning Road which links A27 and Shoreham beyond with Horsham and Crawley to the north. The site is situated on a bus route and is linked by various bus routes to Steyning, Rottingdean, Brighton, Worthing and Lancing. Train services are available at Shoreham-by-Sea station. Brighton City Airport is located approximately 3.5 miles to the south. Please note the units and yards are located on the west side of the road closest to the river.





# Further Details

## Description

The whole site itself currently extends to 44 hectares (109 acres) and comprises a disused cement works and disused quarry. The premises to let comprises of industrial units and open storage yards, available to let separately or combined if required.

Open storage compounds areas suitable for mix of uses such as building materials/scaffolder yard/vehicle & plant storage. There are also HGV parking and on site wash down areas. Further details upon request.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Yard 21	20,000	1,858.06	Available
Unit - Yard 24	2,000	185.81	Available

## Tenure

To let on flexible tenancy agreements outside L&T act.

## Rents

Upon application and subject to terms/use

## Agent Notes

No public or retail uses are permitted. The site has 24 hour access with locked gates. Security guards operate at night. Tenants will be asked to provide full detail of their use and operational hours.





## Enquiries & Viewings



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