



Unit 2

The Cyril Richings Business Centre, Shoreham-by-Sea, BN43 6RJ

For Sale: Warehouse/ Industrial Unit In Prime A259 Position

663 to 5,859 sq ft
(61.59 to 544.32 sq m)

- 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

Unit 2, The Cyril Richings Business Centre, Shoreham-by-Sea, BN43 6RJ

Summary

Available Size	663 to 5,859 sq ft
Price	£770,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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.

Available with full vacant possession and ready for immediate occupation.

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.

Accommodation

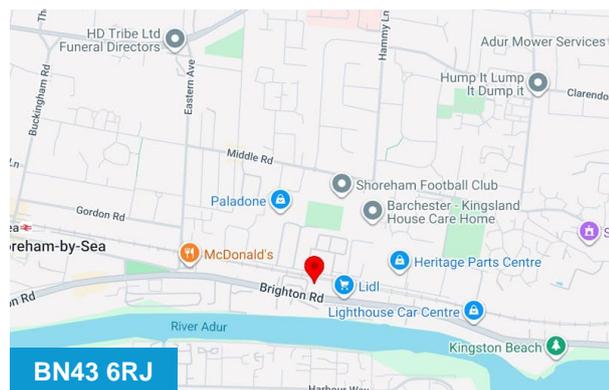
The unit is arranged over Ground and First Floor, with additional mezzanine storage, as follows: Ground Floor Warehouse & Ancillary: 3,753 sq ft (348.7 m²) 3 Phase Electricity Available. The ground floor comprises open-plan warehouse/production space with a minimum eaves height of 5m (rising to 8m), 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. First Floor Offices & Kitchen/WC: 1,443 sq ft (134.0 m²) The first floor provides well-presented office accommodation, including three partitioned offices, a kitchenette, and two WCs. Mezzanine Storage Storage Platform: 663 sq ft (61.6 m²) Parking The unit benefits from one demised surface-level parking, loading bay and 11 allocated car parking spaces within the secure basement car park. Total Accommodation: 5,859 sq ft (544.3 m²)

Floor/Unit	sq ft	sq m
Ground	3,753	348.67
1st	1,443	134.06
Mezzanine	663	61.59
Total	5,859	544.32

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.



Viewing & Further Information



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