



ESTATE AGENTS, VALUERS, SURVEYORS & LAND AGENTS

10 High Street • Shoreham-By-Sea • West Sussex • BN43 5DA

**WAREHOUSE / LIGHT INDUSTRIAL UNIT
PLUS ADDITIONAL 40' CONTAINER STORAGE
(IF REQUIRED)
TO LET ON FLEXIBLE TERMS**



7A BASIN ROAD NORTH PORTSLADE

The property is conveniently located just off the A259 South Coast Road (Kingsway) at the road junction for Hove Lagoon (the main feeder road for Shoreham Port). The main shopping thoroughfare of Boundary/Station Road is within a ½ mile and this also affords access to both the A27 and A23.

The Premises briefly comprise of:

All Measurements are approximate

FLOOR AREA:

Gross Internal Floor Area of 1,922 Sq ft (179 sq.m) currently partitioned (studwork & can be removed / reconfigured) as follows:

Store Rooms

6.48m x 7.30m : 47.30 sq.m (509sq.ft)
3.69m x 6.60m : 24.40 sq.m (262sq.ft)
3.69m x 6.50m : 23.99 sq.m (258 sq.ft)
3.72m x 6.50m : 24.18 sq.m (260 sq.ft)
4.40m x 1.86m : 08.18 sq.m (088 sq.ft)
3.96m x 3.00m : 10.88 sq.m (117 sq.ft)
2.72m x 2.87m : 07.80 sq.m (084 sq.ft)

BUSINESS RATES: We have been orally informed by the local rating authority that the rates payable are as follows. We would however recommend that any interested party obtain written confirmation prior to proceeding.

RATEABLE VALUE: £10,500

RATES IN THE £: 0.433 pence

RATES PAYABLE (April 2011 / April 2012): £4,546.50

LEASE

To Let on flexible terms 6 months – 8 Years, although the Landlord would require the option to determine on 6 months notice at 2 years on grounds of redevelopment

RENT: £750 per Calender Month Exclusive

In addition there is additional hard standing and 40' container storage available to the West of the unit. The container is available to rent for £285 p.c.m inclusive.

LEGAL FEES

The ingoing tenant will be responsible for contributing towards the Landlord's reasonable legal fees in this matter.

VIEWINGS

Strictly by appointment with Sole Agent Warwick Baker, Estate Agents of 10 High Street, Shoreham by Sea, West Sussex, BN43 5DA Tel: 01273 454234 darren@warwickbaker.co.uk