

Warwick **BAKER**

ESTATE AGENT

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ESTATE AGENTS, VALUERS, SURVEYORS & LAND AGENTS

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

**11,500 SQ.FT (1,068 SQ.M)
OFFICE BUILDING
WITH RIVER VIEWS
AND
CAR PARKING FOR 34 VEHICLES
TO LET**



**NORFOLK HOUSE, HIGH STREET,
SHOREHAM-BY-SEA, WEST SUSSEX**



OFFERED SUBJECT TO CONTRACT. These details are produced in good faith but are set out as a guide only and do not constitute any form of contract nor any statement contained therein to be a representation of warranty. Any intending purchaser must satisfy themselves by inspection.

Directors: W. B. Baker F.N.A.E. & D. W. E. Baker M.R.I.C.S./M.A.R.L.A.



LOCATION:

Shoreham is conveniently situated on the South Coast adjacent to the River Adur between Brighton (about 7 miles to the East) and Worthing (about 5 miles to the West). There is a regular bus service to Brighton, Hove and Worthing and there is a bus stop within 100m of the building. Shoreham is on the main line railway providing a direct link to Gatwick Airport and London (London Victoria). The Town has a wide range of shopping facilities including the Holmbush Centre with Marks and Spencer, Tesco and Next on the outskirts. There are schools for all ages and many leisure and sporting facilities in and around the surrounding area, with sailing being particular popular.

The office building is located just off Shoreham High Street (A259 Coast Road) at its western end, to the rear of Britannia House. The High Street forms part of the main commercial area with its banks, multiple stores including Boots, Co-Op, The Factory Outlet Store, Giant, Dominos and Subway amongst others.

DESCRIPTION:

The office building was built circa 1960 and is detached with office accommodation over three floors. The southern elevation fronts the River Adur. Attached to these details are the current floor plans, although an occupier can make their own internal alterations to suit their individual requirements. On site parking for 34 Vehicles.

LEASE: To let on a new full repairing and insuring lease for a term to be agreed and subject to upward only rent reviews.

RENT: The entire building is available to rent for £90,000 per annum exclusive. Alternatively, the building can be let on a floor by floor basis at £8.50/ sq.ft

BUSINESS RATES:

We have been orally informed by the local rating authority the following but would advise any prospective tenant to obtain written confirmation prior to entering a lease:

RATEABLE VALUE: £72,000

RATES PAYABLE APRIL 2011-APRIL 2012: £31,176

LEGAL COSTS: The ingoing Tenant will be responsible for contributing the sum of £750+VAT towards the Landlord's legal costs in drafting of the occupational lease

**Viewing through Sole Agent Warwick Baker Estate Agents Ltd 10 High Street Shoreham by Sea
West Sussex BN43 5DA 01273 454234 darren@warwickbaker.co.uk**

Three double standard power points

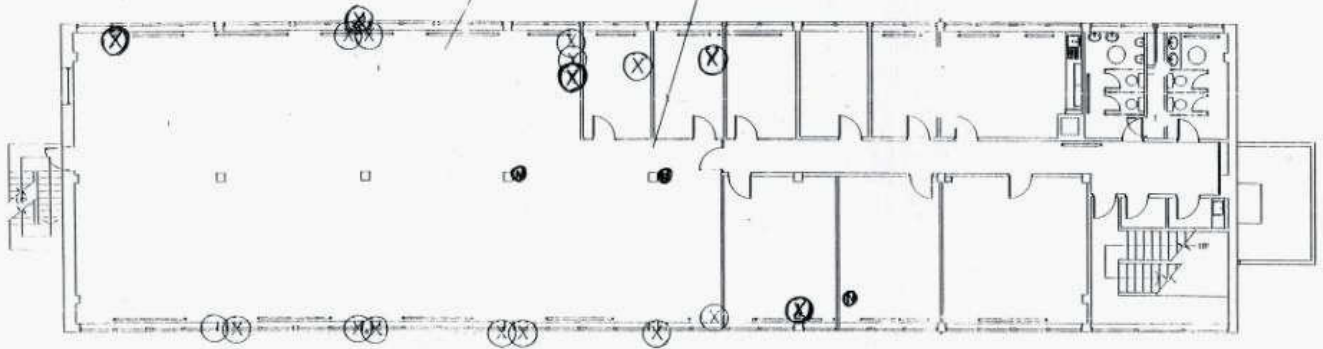
KEY

(X) = Double Outlet

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Fused spur for flexi clock

● NUBS2 Double outlet



Norfolk House Ground Floor.

