



**TO LET**

Sinnis House  
Ocean View Business Park, Southwick BN41 1PL





## Key Features

- Exceptional value office accommodation
- High specification glass meeting room
- Furniture can be included
- Available on flexible and inclusive terms
- Air-conditioning
- Can be partitioned as desired to create private workspace
- Located close to A259 South Coast Road
- 2 parking spaces included
- Extra parking spaces available at additional cost
- Rent - £12 per sq ft inclusive of service charge & business rates
- Available by way of a sub-lease





## Location

The property is located in Southwick, about 4 miles west of Brighton city centre, within Ocean View Business Park on Gardner Road. It is a 5 minute walk from Fishersgate railway station, providing regular service to Brighton.

The A259 South Coast Road is 150 yards to the south, and the A270 Old Shoreham Road is nearby to the north, offering quick access to the A27, M23, and the wider motorway network.

## Accommodation

The available accommodation is located on the 1st floor, offering a light and airy workspace with a large breakout area and meeting pods.

The flexible space, ranging from 1,000 to 2,500 sq ft, is ideal for occupiers seeking open plan, air-conditioned offices, creative or training space. The property includes shared WC facilities, a kitchen, and provisions for breakout and meeting rooms.

The modern, purpose-built, 2-storey property, primarily for industrial use with ancillary offices, features the following specifications:

- Suspended LED lighting
- Exposed ceilings & services
- Double-glazed windows
- Carpet tile flooring
- Glass meeting rooms
- Fitted kitchen
- HVAC units (Heating, Ventilation, and Air Conditioning)

Approximate Net Internal Areas (NIA):

Floor	Sq Ft	Sq M
First	1,000 - 2,500	92.9 - 232.3







Sinnis House  
Ocean View Business Park, Southwick BN41 1PL

## EPC

D (86)

## Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The space is available to let by way of a new sub-lease for a term to be agreed and at an inclusive rental of £12 psf. Rental quoted is inclusive of service charge and business rates, but exclusive of electrical charges.

## VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT.

Each party to bear their own legal costs incurred.



## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Nick Martin  
[n.martin@flude.com](mailto:n.martin@flude.com)  
01273 727070

Ed Deslandes  
[e.deslandes@flude.com](mailto:e.deslandes@flude.com)  
01273 727070

[www.flude.com](http://www.flude.com)

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

