



**LEASE ASSIGNMENT /
NEW LEASE AVAILABLE**

**30A Cecil Pashley Way
Shoreham Airport, Shoreham BN43 5FF**



Key Features

- Modern, purpose-built aircraft hangar
- Situated on Brighton City Airport with excellent access to the A27
- Substantial hangar loading doors allowing aeroplane access / storage
- Hangar access to the apron and taxiway leading to the runways
- Open plan hangar / warehouse unit
- Parking to front
- Rent £67,000 per annum
- Lease assignment or new lease available

Location

The Located Brighton City Airport Business Park, with Brighton to the East and Worthing to the West. Access is via the main A27 dual carriageway or the A259 South Coast Road.

Shoreham town centre is located approximately 1 km to the east. Other occupiers on the business parks include Ricardo Engineering, Northbrook College and Cox Powertrain.





Description & Accommodation

The property is a detached purpose-built aircraft hangar accessed via a private drive from Cecil Pashley Way.

There is a two-storey construction of office, kitchen, and WC facilities along the southern elevation of the building. There is an additional side mezzanine with storage beneath.

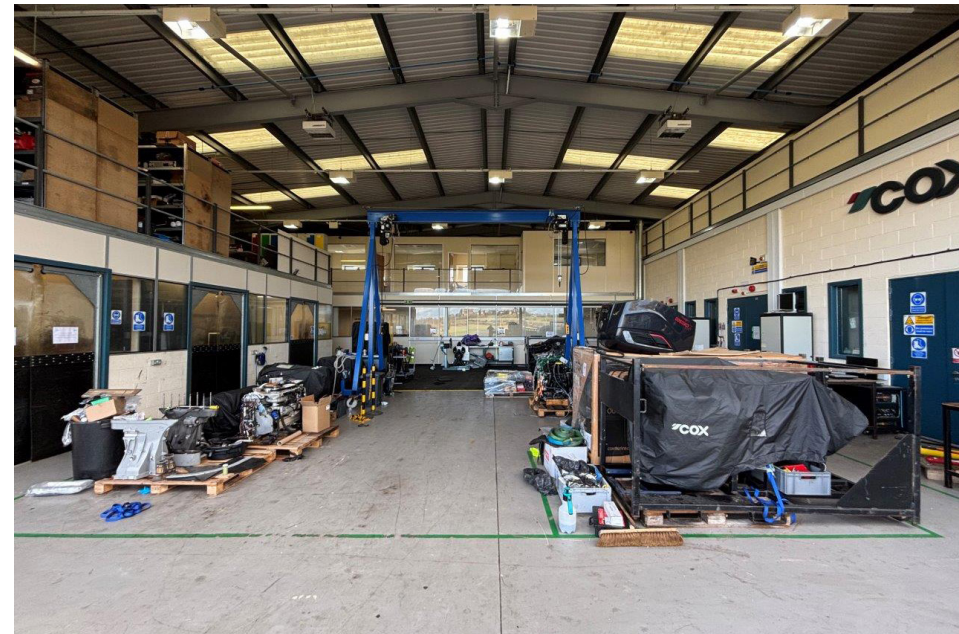
The main personnel entrance is located to the south of the building. There is an open hanger / warehouse area. There is a substantial loading door to the northern elevation accessing onto the runway apron.

The property has the following approximate Net internal areas:

Floor	Sq Ft	Sq M
Ground	5,133	476.91
Mezzanine	1,021	94.81
Total	6,154	571.72

EPC

We understand the property to have an EPC rating of C - 53.





30A Cecil Pashley Way
Shoreham Airport, Shoreham BN43 5FF

Planning

We understand the premises benefit from Class B2 use within the Use Classes Order (UCO) that came into effect on 1st September 2020.

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

The permitted use within the head lease is for aviation related purposes.

Terms

The premises are offered by way of a lease assignment of a term dated 25/06/2021 – 21/04/2028 at a passing rent of £67,000 per annum, outside of the 1954 Act.

A new lease will however also be considered by the landlord.

Business Rates

Rateable Value (2023): £58,000

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:

Will Thomas
w.thomas@flude.com
01273 727070
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.

