



**WELL PRESENTED SERVICED OFFICES TO LET**

Hangar 4, Cecil Pashley Way, Brighton City Airport, West Sussex, BN43 5FF

## DESCRIPTION:

Hangar 4 comprise a suite of modern and well-presented serviced offices available on flexible terms with inclusive rents.

The offices are situated at ground and first floor level and the building benefits from security entry phone access, well presented common ways, ladies and gents WC's, shared kitchenette/drinks station and on-site car parking.

The office suites have the benefit gas fired central heating, suspended ceilings with inset lighting and ample power points.

The offices, which are considered suitable for a variety of different occupiers, are available with the benefit of brand new flexible terms with rents fully inclusive of high-speed WIFI access electric, heating, water and weekly cleaning of the common ways. Viewing is strongly recommended.

## LOCATION:

Hangar 4 forms part of the Brighton City Airport Business Park and offer excellent transport links to the surrounding areas with access from both the A27 and A259 trunk roads. Hangar 4 fronts directly onto Cecil Pashley Way, east of the main airport building. Shoreham-By-Sea's main High Street is close by offering a good mix of shops, eateries and bars.

## AVAILABLE ACCOMMODATION:

### GROUND FLOOR OFFICES G13-G15:

**Reception Lobby** 95 SQ FT

**Office G13** 315 SQ FT

**Office G15** 190 SQ FT

The above space is available as either a self-contained suite or as individual offices available at the following rents:

**OFFICE SUITE G13-15** £1250 pcm

**OFFICE G13** £735 pcm

**OFFICE G15** £440 pcm

### GROUND FLOOR OFFICE G11:

Gross Internal Area 146 SQ FT

**RENT:** £335 + VAT pcm

### FIRST FLOOR OFFICE I6-I7:

Gross Internal Area 262 SQ FT

**RENT:** £615 + VAT pcm

### FIRST FLOOR OFFICE I10:

Gross Internal Area 656 SQ FT

**RENT:** £1550 + VAT pcm



More information:  
01903 234343  
[www.sprattandson.co.uk](http://www.sprattandson.co.uk)



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**TERMS:**

The premises are available with the benefit of a new licence agreement for a minimum term of 6 months. Each letting is subject to a one month rent deposit.

All rents are inclusive of high-speed WIFI access, water rates, heating, lighting, electricity, building insurance, Business Rates and weekly cleaning of the common ways.

Tenants are to be responsible for their own telephone lines, fixed broadband if required and contents insurance.

**LEGAL FEES:**

Both parties to be responsible for their own legal costs.

**VIEWING:**

Strictly by prior appointment with Spratt & Son:

**01903 826911**

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Asset Rating for the building is D:78.

Copies of the EPC are available upon request.



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