



TO LET

First Floor, 7 Cecil Pashley Way,
Shoreham Airport, Shoreham-By-Sea, West Sussex, BN43 5FF



First Floor

7 Cecil Pashley Way, Shoreham Airport, Shoreham-By-Sea, West Sussex, BN43 5FF

Key Features

- Modern office accommodation
- Arranged over the first floor
- 10 car parking spaces
- Predominantly open plan workspace
- Private meeting rooms, kitchen and WC facilities
- Excellent natural light throughout
- Ideally situated between Brighton and Worthing
- Close to Shoreham town centre
- New lease terms available
- Quoting rent £40,000 per annum

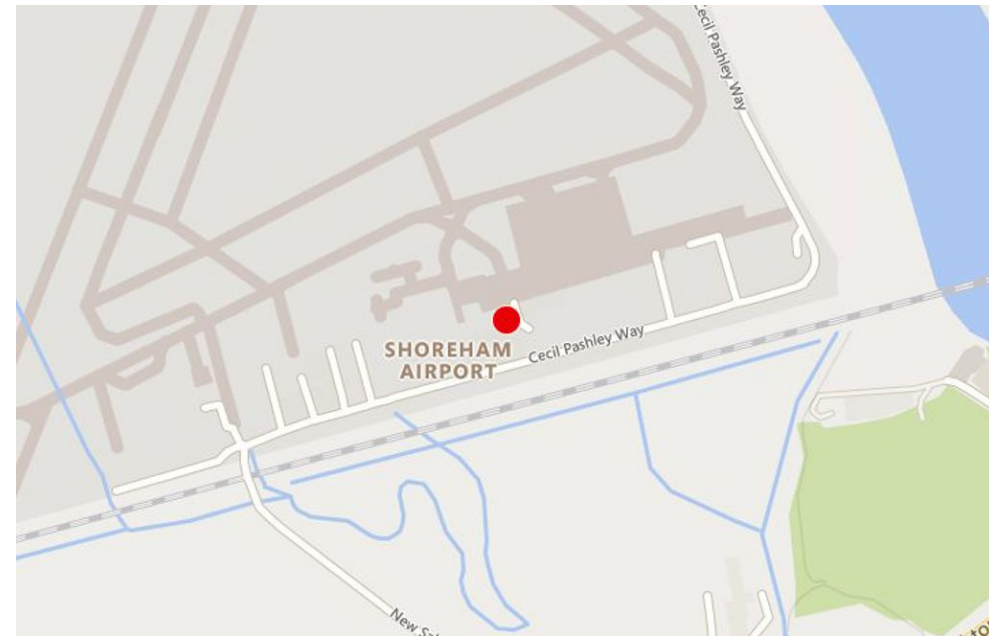




Location & Situation

The property is located in Brighton City Airport Business Park, which sits between Brighton and Worthing. 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, Cox Powertrain and Transair Flight Equipment.





Description & Accommodation

7 Cecil Pashley Way is a modern, purpose built hangar incorporating office space to the ground and first floors to the southern end of the property. Externally, to the south of the building, there is forecourt parking.

The subject accommodation comprises the entire first floor office element of the building, and comprises modern office accommodation which has been split to provide a variety of different sized rooms. In addition there are separate male and female WC's and a kitchen.

The first floor is accessed via a staircase which is accessed from a communal lobby immediately adjacent to the main personnel entrance into the southern elevation of the building.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
First Floor	3,243	301.27
Total	3,243	301.27





Rateable Value

Rateable Value (2023): £39,750

Rateable Value (2026): £38,250

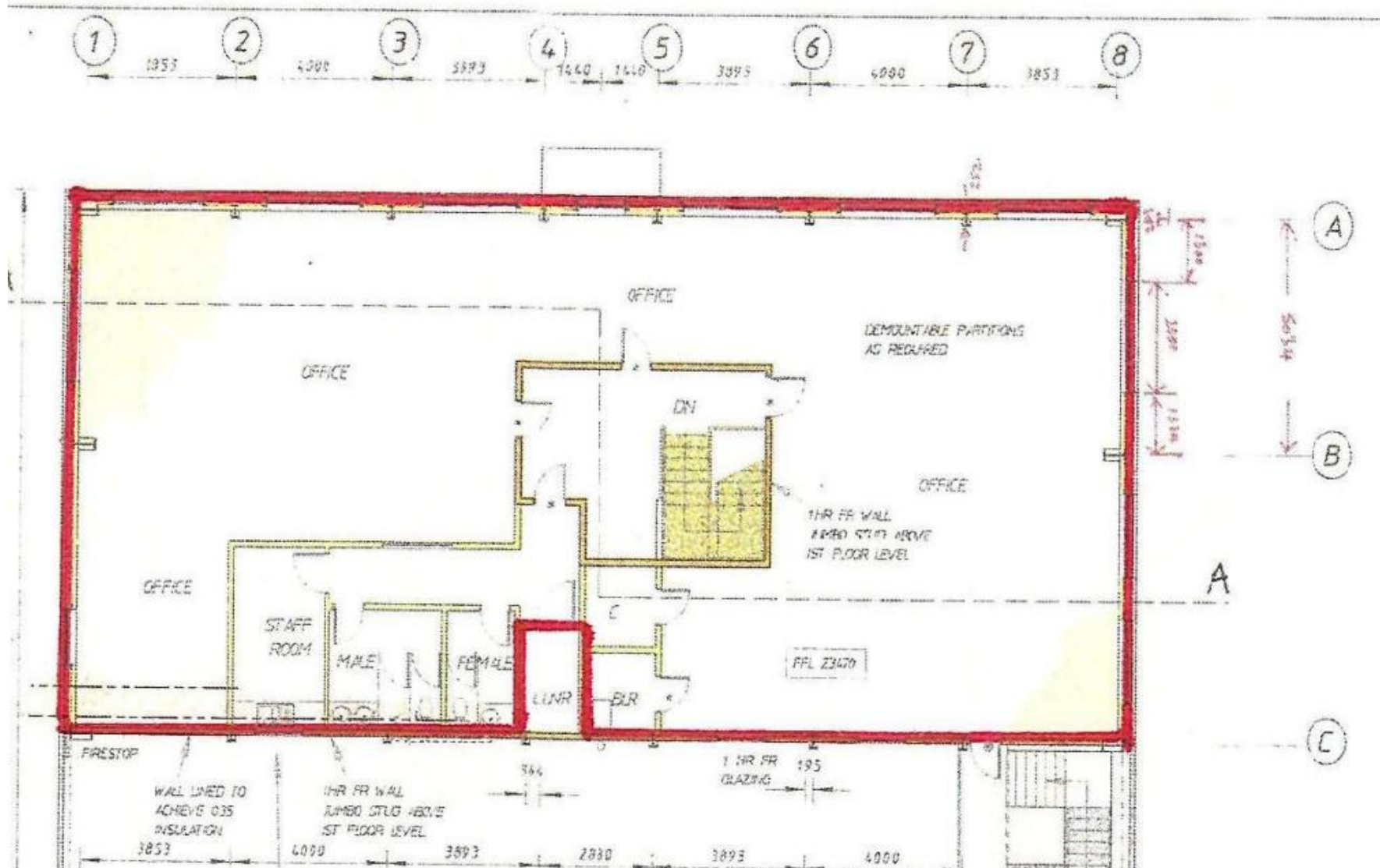
EPC

We understand the property has an EPC rating of D (88).

Planning

The property was constructed under planning consent reference L/130/04/TP in which consent was granted for "Hangar/Workshop and ancillary offices with 20 parking spaces." The property has since been used for a variety of office, warehouse and hangar uses.





FLOOR PLAN For identification purposes only.



First Floor
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Terms

The property is available to let by way of a new lease on terms to be agreed, and at a quoting rent of £40,000 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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



Further Information

Please contact the sole agents Flude Property Consultants:

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17 December 2025

