



FREE WHARF

NEW COMMERCIAL UNITS **SHOREHAM-BY-SEA**

PHASE 1 - FREE WHARF • BRIGHTON ROAD • SHOREHAM-BY-SEA • BN43 6DP
CLASS E UNITS FROM 2,000-9,500SQFT

TO LET



PHASE 2&3 - RIVERSIDE DEVELOPMENT

Please note: The above image of proposed building are CGI's and are for identification only.

LOCATION

Shoreham By Sea is fast becoming a Sussex property hotspot. Offering seaside living and close proximity to the South Downs National Park, it is expanding rapidly with a number of new home schemes underway or recently finished.

Shoreham has excellent road, rail and public transport connections to Brighton & Worthing respectively, together with rail services to London Victoria. Brighton City Airport is a short distance to the west across the River Adur and Shoreham Beach.

Free Wharf is located on the principle arterial route into Shoreham-By-Sea fronting the A259 Brighton Road and forms part of the long-term regeneration plan for the river frontage along the Brighton Road.





SITUATION/DESCRIPTION

Phase one of the Free Wharf development is the initial roadside section comprising 137 flats and ground floor offices and retail space.

Benefitting from roadside presence and visibility for your business, the location is rapidly changing and evolving. Provision will be made for a new public access to the waterfront area with a purpose built promenade and cycleway running along the river frontage. The regeneration of the area will offer an enhanced living and working environment, new public realm, floating pontoons with boat moorings, landscaped open spaces and garden areas.

Phase one of Free Wharf will provide some 137 affordable homes (40 rental properties and 97 shared ownership), alongside the ground floor commercial space. The units are expected to be available for occupation in late 2024.

Phases two and three are expected to provide in total approximately 550 new homes with additional restaurant facilities fronting the river and central plaza. Completion of the scheme as a whole is anticipated in 2027/28.





ACCOMMODATION

RETAIL UNIT - BLOCK H

Providing up to 5,100sqft /472sqm, this ground floor space will be provided in a shell finish ready for a tenant's fit out. The unit is available as one single retail space or potentially split into two units, the exact size of which can be agreed. The retail unit benefits from excellent visibility from the main A259 Brighton Road and has exceptional internal height of 4.5 meters slab to slab.

OFFICE SPACE - BLOCK G

The office space extends to 9,530sqft/885sqm and is arranged on the ground floor of Block G. Exact fit out specifications to be agreed. The office has the potential to be split into two suites.

Some on-site parking will be provided - details to be confirmed.

BLOCK	USE	SQ FT	SQ M
Block G	Offices (Class E)	4,000-9,530 sq ft	370-885
Block H	Retail/Class E	2,000-5,092 sq ft	185-473

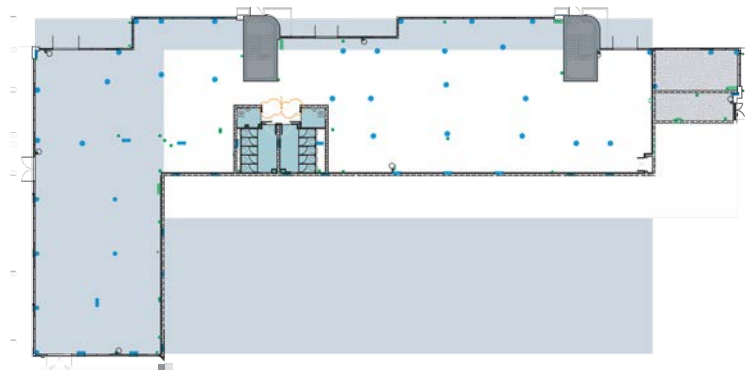
LOCATION MAP



BLOCK H - RETAIL PLAN



BLOCK G - OFFICE PLAN



SITE PLAN



River Adur

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EPC

Energy Performance Certificates will be available once the units are completed but are expected to be 'A'.

SERVICE CHARGE

Each unit will pay a pro-rata service charge for commercial services applicable to the units and scheme in general.

BUSINESS RATES

The space has not yet been rated. Interested parties are encouraged to make their own enquiries with Adur District Council.

VAT

The rental will be subject to VAT at the standard rate.

USE

The units were consented as retail (A1) and office (B1) use but usages within class E will be considered for either block.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TERMS

Expressions of interest are invited on the units on a pre-let basis. The units are available on a standard commercial lease for a term to be agreed. Rent on application.

FOR FURTHER INFORMATION CONTACT SOLE AGENTS



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