

SERVICED BUSINESS CENTRE

OFFICE SUITES 166 ft² / 15 m² - 477 ft² / 44 m²



BLUE SKY SHOREHAM

25 CECIL PASHLEY WAY, SHOREHAM BN43 5FF



01273 321 123

GSP.UK.COM

Location

Situated between Brighton and Worthing, and forming part of Brighton City Airport Business Park. Access is via the main A27 dual carriageway or A259 coast road. The A27 provides convenient access to the A23 and A24. Shoreham town centre and mainline railway station are nearby, and the Coastliner 700 bus stop is also within walking distance. Located at the airport terminal is the renowned Hummingbird Café, with an outside terrace facing the runway.

Description

BlueSky Shoreham is an impressive 10,000 sqft business centre offering flexible space with fully networked suites. The suites are air-conditioned, with controllable central heating. There are smart TV positions and aerial points in each suite.

The centre incorporates two themed meeting / conference rooms and a 20 seat training room (all air-conditioned and fitted with smart TVs for screen sharing, Zoom etc). There is a 1GB leased line providing ultra-fast connectivity and stable VoIP calls along with a 500MB redundancy back up service. All tenants have their own private WiFi and hard wired network.

Break out spaces include two coffee lounges and a sky café inside the 'control tower' that overlooks the airport runway. There are comprehensive kitchens on each floor plus Nespresso and chilled water dispensers in the break out spaces and sky café. Welfare facilities are provided on each floor. Male & female showers are installed. The building is DDA compliant with disabled access to both floors (platform lift installed) and specialised welfare facilities on the ground floor.

Dedicated parking is provided for all suites plus secure bike storage. A comprehensive 19 camera CCTV system and smart alarm system is installed.

Terms

Suites currently available:

G2 - 166 ft² / 15 m² (£565 + VAT pcm) ♦ F4 - 477 ft² / 44 m² (£1,465 + VAT pcm) ♦ F5 - 369 ft² / 34 m² (£1,169 + VAT pcm)

The rent includes the following:

- ♦ Heating (gas fired central heating system)
- ♦ Cooling (most suites are individually air conditioned)
- ♦ Electricity
- ♦ Cleaning
- ♦ Maintenance
- ♦ Security – Alarm and CCTV systems are monitored (each suite is individually alarmed)
- ♦ Recyclables and waste removal
- ♦ Block insurance (internal suite contents insurance not included)
- ♦ Free use of the themed meeting rooms (fair usage rules apply)
- ♦ Free Nespresso coffee, tea, sugar, milk and filtered water
- ♦ Free use of all the break-out areas including the sky café
- ♦ Free use of the electronic parcel motel
- ♦ Dedicated car park (directly opposite).
- ♦ Attendance by IT partner Astaris on the day you move in to get you up and running

Viewing by strict appointment with letting agent **GRAVES SON & PILCHER**



01273 321 123 www.gsp.uk.com

measurements are approximate

