

## SERVICED OFFICES

## TO LET



## The Old Town Hall, 142 Albion Street, Southwick, BN42 4AX

- Large south facing balcony looking over Marina & Harbour
- Secure entry phone system
- Prominent building with retained period features
- Rents from £250 PCM

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### Commercial & Residential Property throughout Sussex

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# The Old Town Hall, 142 Albion Street, Southwick, BN42 4AX



## LOCATION:

The Old Town Hall is situated within a historic waterfront location which sits alongside the well established Lady Bee Marina. Southwick town centre is a short distance to the north and has excellent road access to the east and west via the A259 and Gatwick and London via the A23. The train station is a 2 minute walk from the building and regular bus services run to Brighton City Centre which is approximately 5 miles to the east and towards Shoreham by Sea approximately 2 miles to the west.

A location plan and [street view](#) can be viewed online through Google Maps by typing in the following postcode: [BN42 2AX](#).

## DESCRIPTION:

The Old Town Hall was originally built in 1906 and is now arranged as 32 serviced office rooms providing excellent work space for small businesses. The property still retains its period features as well as having an attractive south facing balcony/patio overlooking the adjoining marina and Shoreham Port.

Key features:

- Separate male and female WC facilities
- Shared kitchen
- Secure fingerprint recognition access system
- Allocated parking (subject to availability and additional cost)
- Large south facing patio/balcony overlooking Marina and Harbour
- Prominent building with retained period features
- Excellent train/bus/road links

## ACCOMMODATION/RENTS:

The property has the following accommodation currently available:

UNIT	SIZE	AVAILABILITY	RENTAL
Unit 22 & 23	225 sq ft	Immediate	£600 PCM
Unit 25/26	250 sq ft	Immediate	£600 PCM
Unit 8	144 sq ft	Immediate	£425 PCM
Unit 15	100 sq ft	Immediate	£250 PCM

## TENANCIES:

The units are To Let on licenses with the opportunity to give 3 months notice to vacate, after six months or at any subsequent month. The monthly rent paid includes business rates, water and sewage charges, waste disposal services, cleaning of common parts, lighting, electricity, heating, decoration and re-decoration as necessary, maintenance to the premises internally and externally and joint use of common reception area, mail collection, and toilet and kitchen facilities. The rent is paid monthly in advance by standing order and deposits are held for the duration of the term and returned back upon termination.

## VIEWING ARRANGEMENTS:

Strictly by appointment through Oakley Commercial.

## CONTACT:

Steven Harvey

Telephone: 01273 645772

Email: [steven@oakleyproperty.com](mailto:steven@oakleyproperty.com)

Main switchboard: 01273 688882

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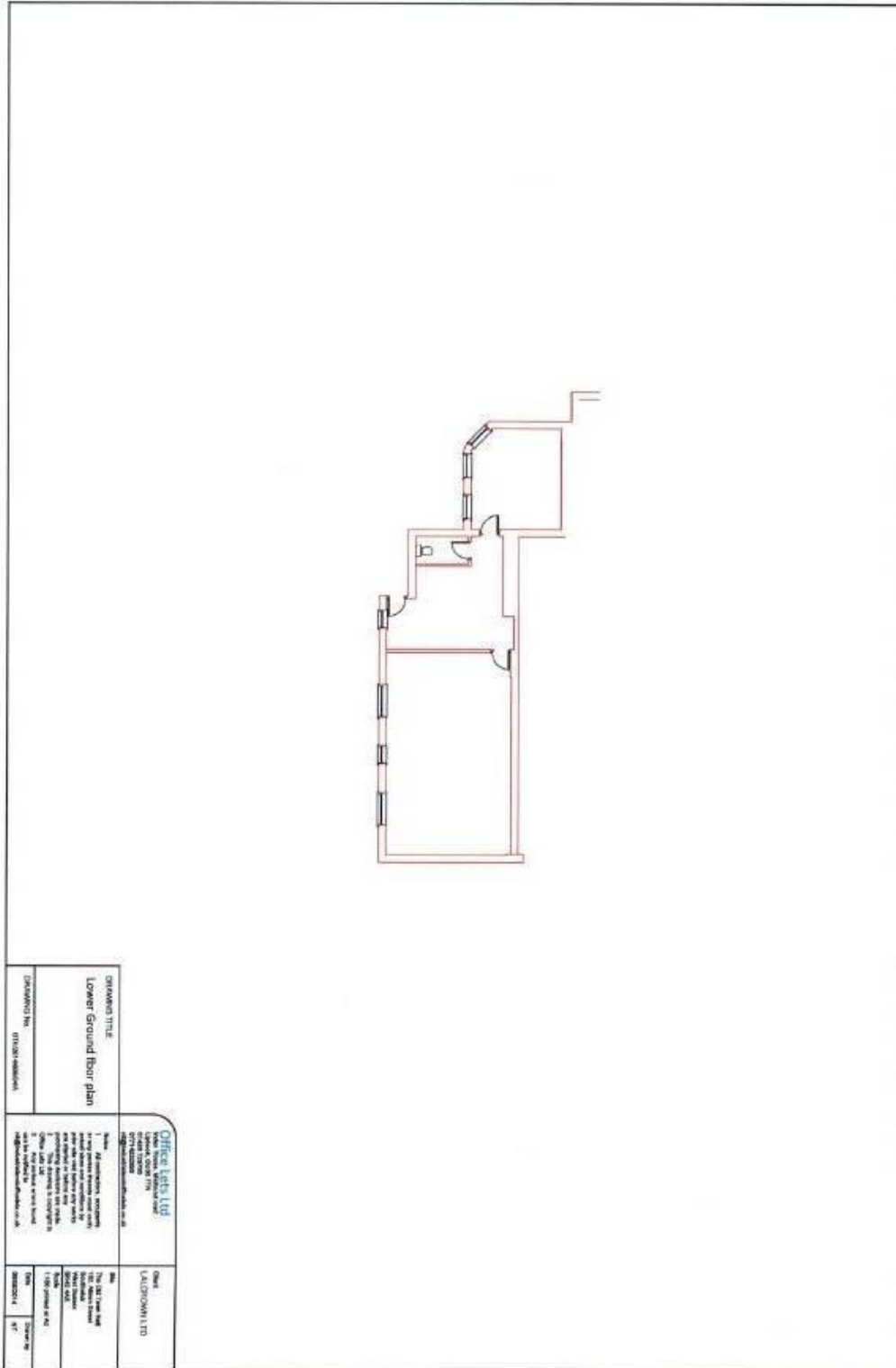
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<p><b>Official Latch Ltd</b>          142 Albion Street, Southwick, Brighton, East Sussex, BN42 4AX          Tel: 01273 688882          Email: info@oakleyproperty.com</p>	<p><b>Lower ground floor plan</b></p>
<p><b>Client:</b> LALSDOWN LTD</p>	<p><b>Drawn:</b> [Name]</p>
<p><b>Date:</b> 11/06/2014</p>	<p><b>Scale:</b> 1/50</p>

## Commercial & Residential Property throughout Sussex

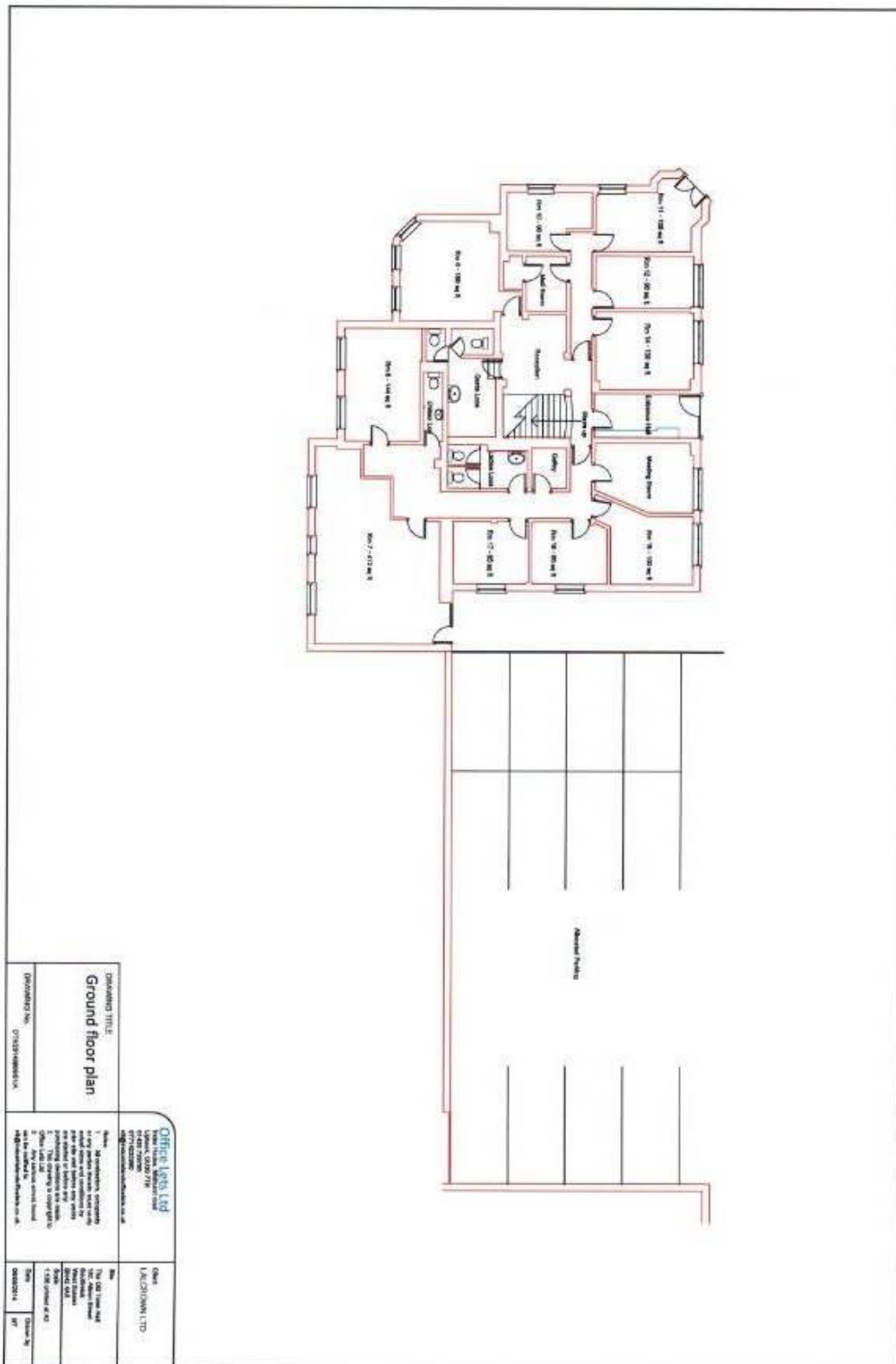
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# The Old Town Hall, 142 Albion Street, Southwick, BN42 4AX



# The Old Town Hall, 142 Albion Street, Southwick, BN42 4AX

<p>PROPERTY TITLE <b>Commercial plan</b> <i>First Floor</i></p>	<p><b>Office Unit 141</b> 142 Albion Street Southwick, Brighton BN42 4AX 01323 410000 www.oakleyproperty.com</p>	<p>Chain LALCHON LTD</p>
<p>PROPERTY TYPE COMMERCIAL</p>	<p>Notes: All contents, complete or part thereof, supplied in this plan are for information only and do not constitute any offer or guarantee of any kind. The accuracy is not guaranteed. Any reliance on this plan is at the user's sole risk.</p>	<p>Area 102.00 sqm 102.00 sqm 1.10 sqm (of 142)</p>

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<p><b>DRAWING TITLE</b> Second floor plan</p> <p><b>DRAWING No.</b> C/2017/10000000</p>	<p><b>Office Lettings Ltd</b> 142 Albion Street Southwick BN42 4AX</p> <p><b>Client</b> LACEDOWN LTD</p> <p><b>Scale</b> 1:125 (indicated as 1/125)</p> <p><b>Date</b> 08/05/2014</p> <p><b>Drawn by</b> JH</p>	<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. All dimensions, including wall thicknesses, are taken from the architectural drawings and are not to scale.</li> <li>2. The drawings are for information only and do not constitute an offer of any services.</li> <li>3. The drawings are for information only and do not constitute an offer of any services.</li> <li>4. The drawings are for information only and do not constitute an offer of any services.</li> <li>5. The drawings are for information only and do not constitute an offer of any services.</li> <li>6. The drawings are for information only and do not constitute an offer of any services.</li> <li>7. The drawings are for information only and do not constitute an offer of any services.</li> <li>8. The drawings are for information only and do not constitute an offer of any services.</li> <li>9. The drawings are for information only and do not constitute an offer of any services.</li> <li>10. The drawings are for information only and do not constitute an offer of any services.</li> </ol>
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