



## ALL INCLUSIVE OFFICES TO LET

- No Set Up Costs
- All Inclusive Rent
- Available Immediately
- Fully Furnished
- Flexible Leases
- Free Business Grade Wi-Fi

Interested in this property? Please contact us on 01903 792785

# BASEPOINT BUSINESS CENTRE, LITTLE HIGH STREET, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5EG

## Location

Located on Shoreham High Street, this iconic building is home to Basepoint which houses a mix of different sized serviced offices. Within the same building is the Ropetackle, which is a Multi-award-winning arts venue and café, on the cusp of East and West Sussex, featuring fantastic live music, comedy, theatre, film and family shows. Close to major rail and bus links. Brighton: 20 minutes, London: 60 minutes.

The Basepoint business centre in Shoreham is a modern, purpose-built facility centrally located on the High Street in Shoreham-by-Sea.

The Centre's purpose is to promote a culture of business enterprise and entrepreneurship, by offering start-up and growing companies much needed new, high quality managed office space, with the additional benefits of on-site fully serviced meeting rooms, conference facilities and 'break-out' areas.

## Description

Features include:

- Free Business Grade Wi-Fi.
- Lights, gas and water.
- Use of kitchen - Fridge, microwave, hot and cold-water urn/coolers.
- Office desks and tables are provided, if needed.
- Fully serviced room and communal areas including onsite ablutions and shower rooms.
- Free use of a choice of 3 lounges to take a break, have lunch or catch up with a visitor.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>1,000</b>	<b>92.9</b>

## Tenure

Leasehold

## Rent

Rental offers are invited in the region of £700 pcm, exclusive.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency differs between suites so please enquire for further information.

However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## VAT

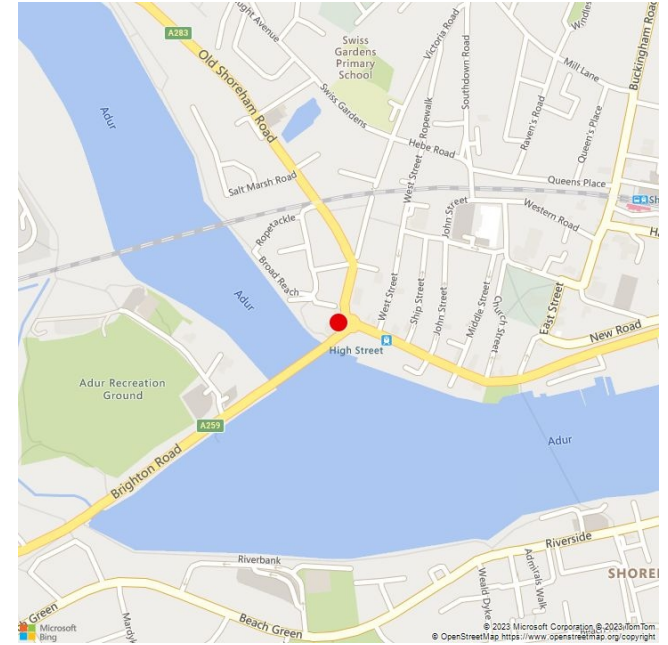
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Jacobs Steel.



**Leigh Doherty**

01903 792785

leighdoherty@jacobs-steel.co.uk



**Nichola Rogers**

01903 792785

nicholarogers@jacobs-steel.co.uk

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