



STORAGE LAND TO LET

4 SECURE COMPOUND UNITS, CAN BE LET COMBINED OR SEPARATELY – 2320 - 18180 SQ FT (216 – 1689 SQ M)
Station Road, Angmering, East Preston, Littlehampton, BN16 3RE

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Rent from £5,800 PAX

DESCRIPTION

A rare opportunity has arisen to lease secure, hard-standing storage space adjacent to Angmering Train Station. There are 4 plots available, either separately or combined. Each compound will be cleared ready for an incoming tenant.

LOCATION

The compounds are adjacent to Angmering Station. Angmering is a coastal town mid-way between Worthing and Littlehampton on West Sussex's South Coast. Nearby occupiers include Parker Building Supplies and R & C Tool Hire.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Compound 1	8200	762
Compound 2	4860	451
Compound 3	2320	216
Compound 4	2800	260

RENT

Compound 1 - £20,500 pax

Compound 2 - £12,150 pax

Compound 3 - £5800 pax

Compound 4 - £7000 pax

AMENITIES

- Good location and access
- Securely fenced and gated

LEASE

Each compound is available by way of a new 6 year lease(s) on terms to be agreed.

VAT

VAT will be chargeable on the terms quoted.

RATES

We would recommend interested parties contact the Local Authority for further information.

LEGAL COSTS

Each party is to be responsible for their own legal fees. In the event a tenant decides not to use a solicitor, the below fees will apply;

- £395 + VAT for a Standard Tenancy
- £350 + VAT for a Licence to Alter

OUR TERMINATION RIGHTS

Your tenancy agreement or lease may be terminated in certain circumstances. This might be because we (or our superior Landlord, currently being Network Rail and assumed to be Network Rail for the purposes of this notice, although in the future it may include other train operators and hence any references to "Network Rail" shall be deemed to include their successors in title) give notice to terminate your tenancy agreement or lease at any time. This might arise where Network Rail need to carry out works in relation to the railway or if there is a railway safety or operational issue (or we need to carry out works if they are not directly to the railway). Network Rail or us (as applicable) will try to give you notice but, in an emergency or where access is urgently required your tenancy agreement or lease may be terminated with immediate effect. If your tenancy agreement or lease is terminated you must vacate the property by the date Network Rail or us require or immediately in case of emergency.



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