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TO LET

INDUSTRIAL WAREHOUSE – 7,770 SQ FT (721.83 SQ M)

Unit 1, Rectory Farm Road, Sompting, West Sussex, BN15 0DP

LOCATION

The unit is situated in Rectory Farm Road, which is a quarter mile south of the A27, via Western Road, between Brighton and Worthing and conveniently accessible to the A259 coast road.

DESCRIPTION

The property occupies a prominent position at the entrance to a gated development. The unit is of steel portal frame construction with a combination of brick work and profile clad elevations. Features include an eaves height of 18 ft / 5.5m, three phase electricity supply and an open plan high bay production / warehouse area. The unit benefits from recently refurbished office space with gas central heating.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 1	7,770	721.83
TOTAL	7,770	721.83

LEGAL COSTS

Each party is to be responsible for their own legal fees.

VAT

VAT will be chargeable on the terms quoted.

AMENITIES / OPPORTUNITY

- 13 car parking spaces
- Roller shutter door
- Meeting rooms
- WC
- Air conditioning
- Fluorescent tube lighting
- Kitchen area
- Three phase electricity
- Gas central heating
- Recently refurbished office

RENT

£72,650 per annum exclusive.

RATES

The current Rateable Value of the property is £52,500.

LEASE TERMS

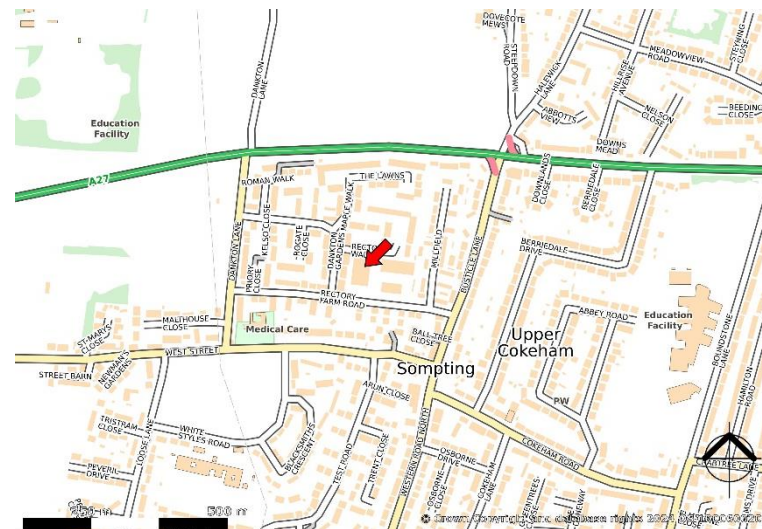
The property is held on an FRI lease expiring 24th December 2026. The unit will be available by way of sublease or assignment. A new lease may be available from the Landlord.

EPC

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