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**FOR SALE**

**INDUSTRIAL AND WAREHOUSE – 3,453 SQ FT (320.78 SQ M)**

**Unit 8, Brookside Business Park, Brookside Avenue, Rustington, Littlehampton, West Sussex, BN16 3LP**



**DESCRIPTION**

The unit comprises a mid-terrace, single storey, light industrial/warehouse unit with brick and blockwork walls and profile sheet cladding on the upper elevations under an insulated metal profile sheet roof with translucent roof lights. The unit has an electrically operated up-and-over loading door. There is a single WC. Internally, the unit benefits from an eaves height of 6.18m. There is three phase electricity. The unit also benefits from a professionally installed mezzanine floor which is fitted out as open plan storage space together with a separate carpeted office and fitted modern kitchen.

**LOCATION**

The Brookside Business Park is located on the Rustington Trading Estate and is 6 miles to the west of Worthing and 2 miles to the east of Littlehampton. Access to the Rustington Trading Estate is via the A259 Coast Road which is approximately 3 miles south of the A27 South Coast Trunk Road. Rustington is approximately 22 miles to the west of Brighton and 16 miles to the east of Chichester. The unit is within walking distance from Angmering station.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Warehouse	2,071	192.4
1st Floor Mezzanine Storage / Office and Kitchen	1,382	128.39
<b>TOTAL</b>	<b>3,453</b>	<b>320.79</b>

**AMENITIES**

- Eaves height 6.18m
- Electrically operated loading door
- Separate pedestrian door
- Single WC
- Three phase electricity
- Burglar alarm
- Car parking for 4 vehicles.
- Ground floor loading - 30 kN psf
- Professionally installed mezzanine floor providing storage and office space

**PRICE**

£395,000 freehold.

**RATES**

The current 2023 Rateable Value of the property is £12,500.

**VAT**

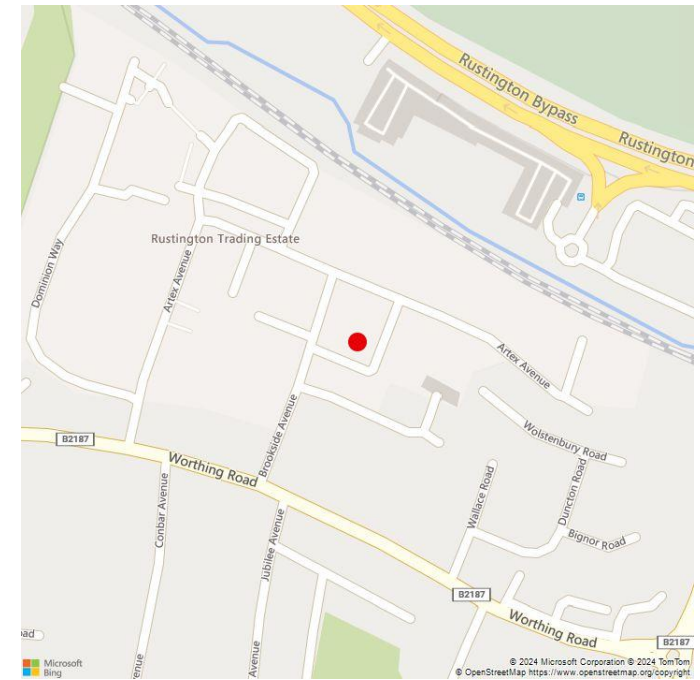
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of D.



**VIEWINGS –**

**Duncan Marsh**

t: 01903 229201

e: dmarsh@shw.co.uk

**Ben Collins**

t: 01903 229208

e: bcollins@shw.co.uk



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