

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

15 July 2024

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
TOTAL	3,453	320.79

AMENITIES

- Eaves height 6.18m
- Electrically operated loading door
- Separate pedestrian door
- Single WC
 Three phase
- Three phase electricityBurglar alarm
- Burglar alarm Car parking for 4 vehicles.
- 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.

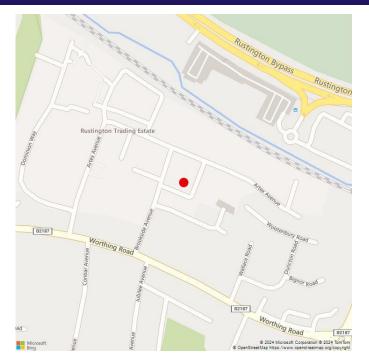
VAT

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 Ben Collins t: 01903 229201 t: 01903 229208

e: dmarsh@shw.co.uk e: bcollins@shw.co.uk @SHWProperty
 SHW Property
 SHW Property

MAKING PROPERTY WORK

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its prosession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

VIEWINGS –

Duncan Marsh Ben Collins t: 01903 229201 t: 01903 229208

e: dmarsh@shw.co.uk e: bcollins@shw.co.uk @SHWProperty
in SHW Property
O SHW Property

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in the possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 1000/17692 or are Goa Digital Plants including mapping data licensed from Ordnance Survey Crown Copyright 2007 under 1021 1007