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TO LET

INDUSTRIAL AND WAREHOUSE – 2,035 SQ FT (189.05 SQ M)

Unit 9, Brookside Business Park, Brookside Avenue, Rustington, West Sussex, BN16 3LP

DESCRIPTION

The unit comprises a mid-terrace single storey light industrial/warehouse unit with brick and block work walls and profile sheet cladding under an insulated metal profile roof with translucent roof panels. The unit has an electrically operated up and over loading door for loading purposes. There is a single WC.

Internally, the unit benefits from an eaves height of 6.18m. There is 3-phase electricity.

LOCATION

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 60 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/Production (including WC)	2,035	189.05
TOTAL	2,035	189.05

RENT

£18,000 PAX

AMENITIES / OPPORTUNITY

- Eaves height 6.18m
- Electrically operated loading door
- Separate pedestrian door
- Single WC
- 3-phase electricity
- Car parking
- Ground floor loading - 30KN per sq ft

TERMS

The unit is available by way of a new full repairing and insuring lease for a term to be agreed. Any lease to be contracted outside of the Landlord & Tenant Act 1954.

RATES

The current 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

An EPC is being prepared and will be available shortly.



VIEWINGS –

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