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# 1 RECTORY FARM ROAD

SOMPTING • WEST SUSSEX • BN15 0DP

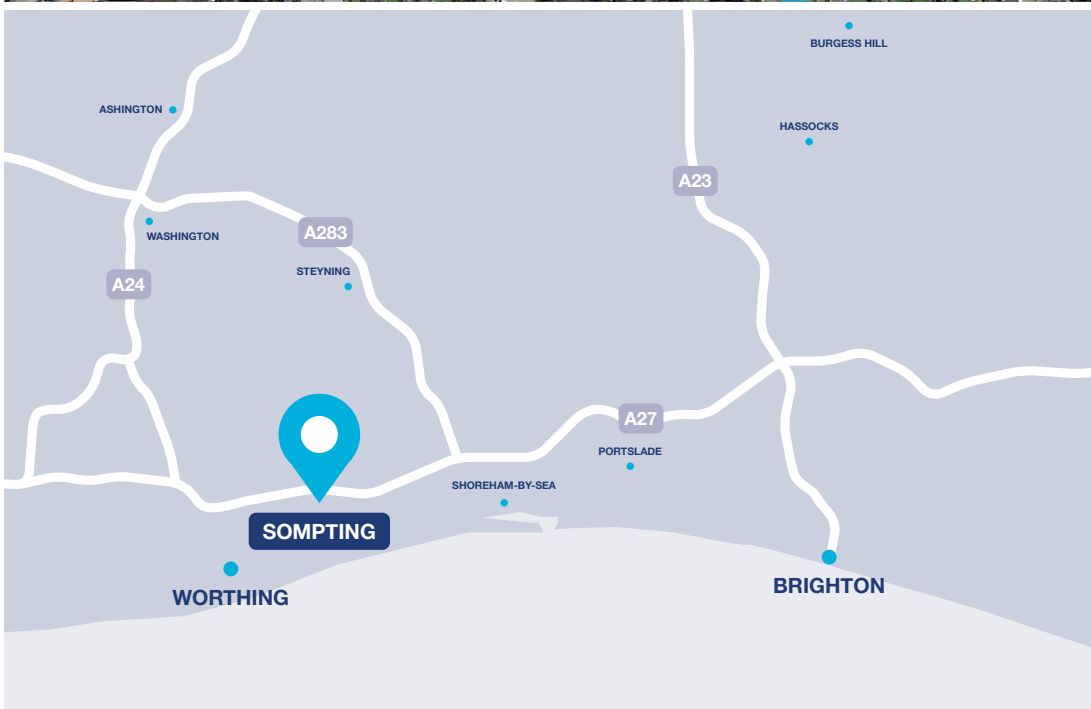


**Detached Warehouse Building TO LET**

In all 7,755 sq.ft / 720 sq.m

**GRAVES  
SON &  
PILCHER**  
01273 **321 123**  
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- **SITUATED BETWEEN BRIGHTON AND WORTHING**
- **7,755 sq.ft / 720 sq.m WAREHOUSE WITH OFFICES**
- **18 ON SITE CAR PARKING SPACES**
- **WELL LOCATED CLOSE TO A27 TRUNK ROAD**
- **AVAILABLE JANUARY 2017**

**Location:** The property is situated between Brighton and Worthing close to the main A27 trunk road 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, an open plan high bay production / warehouse area and offices with gas central heating.

**Accommodation:** The property has the following approximate gross internal floor areas:

|                               |                               |
|-------------------------------|-------------------------------|
| Warehouse                     | 6,000 sq.ft / 557 sq.m        |
| Offices / WC's (ground floor) | 871 sq.ft / 81 sq.m           |
| Offices (first floor)         | 884 sq.ft / 81 sq.m           |
| <b>Total Floor Area</b>       | <b>7,755 sq.ft / 720 sq.m</b> |

**Terms:** The property is available from January 2017 on a new FRI lease for a term to be agreed.

**Rent:** £52,500 per annum, exclusive of VAT and any other outgoings.

**Service Charge:** There is a service charge in respect of common and shared items.

**EPC:** Rating D

**Business Rates:** Rateable Value £35,500

**Viewing:** By appointment with Sole Letting Agent: Graves Son & Pilcher LLP, Tel: 01273 321 123, Email: info@gsp.uk.com  
Contact Robert Coble / Josh McGovern