

**TO LET**

**Modern Office Accommodation**

**UNITS A1 - A2**  
**ROCK**  
**BUSINESS PARK**

WASHINGTON,  
WEST SUSSEX, RH20 3GR

**3,125 SQ FT**  
**290 SQ M**

**HARGREAVES**  
PROPERTY INVESTMENT  
& DEVELOPMENT

[www.hargreaves.co.uk](http://www.hargreaves.co.uk)



# ROCK BUSINESS PARK, UNIT A1 - A2

## Washington, RH20 3GR

### PROPERTY DETAILS

Rock Business Park was developed in 2015 and comprises over 60,000 sq ft of high-quality commercial accommodation set within a spacious, landscaped environment.

Unit A1-A2 is a self-contained office building prominently positioned at the entrance to the estate. The property offers modern accommodation with a predominantly open-plan layout, complemented by three separate meeting rooms or private offices.

Externally, the unit benefits from 22 allocated car parking spaces, together with access to the estate's visitor parking. Photovoltaic panels are installed on the roof, with the resulting energy savings passed directly to the tenant.



#### SCHEDULE OF ACCOMODATION

	SQ FT	SQ M
UNIT A1 - A2	3,125	290

VIEW ESTATE VIDEO

# ROCK BUSINESS PARK, UNIT A1 - A2

## Washington, RH20 3GR

### PROPERTY LOCATION

Rock Business Park is a well-established and attractive development built in 2015, accessed via a secure gated entrance just off the A24 dual carriageway, north of Worthing and on the edge of the South Downs. Set within a picturesque rural environment, surrounded by the villages of Washington, Ashington and Storrington, the park benefits from excellent road connectivity.

The A24 provides dual carriageway access to the A27 (6 miles to the south), the A23 (13 miles to the northeast via the A272) and the M25 (31 miles to the north). These road connections provide access to the nearby urban conurbations of Worthing (8 miles to the south), Brighton (18 miles to the southeast) and Horsham (12 miles to the north). The park also benefits from easy access to Gatwick Airport, which lies 30 miles to the northeast.

<b>A27</b>	<b>10 Minutes</b>
<b>A23</b>	<b>20 Minutes</b>
<b>M25</b>	<b>40 Minutes</b>

**SAT NAV: RH20 3GR**  
[///resurgent.marbles.sweetened](http://resurgent.marbles.sweetened)



# ROCK BUSINESS PARK, UNIT A1 - A2

## Washington, RH20 3GR

### FURTHER INFORMATION

**TERMS:** An effective Full Repairing & Insuring lease is available on new terms to be negotiated and agreed.

**RENT:** £46,875 Per Annum Exclusive / £15.00 per sq ft

**VAT:** VAT will be chargeable on the terms quoted.

**RATEABLE VALUE:** According to the Valuation Office Agency (VOA) website, the property has a Rateable Value of £50,500.

**ESTATE SERVICE CHARGE:** Please contact the agents for further information.

**LEGAL COSTS:** Each party to be responsible for their own legal fees.

**EPC:** The property has an EPC rating of C.

### AGENT DETAILS



**Charlie Patey-Johns**  
01239 441335  
07943 594 313  
cpatey-johns@shw.co.uk

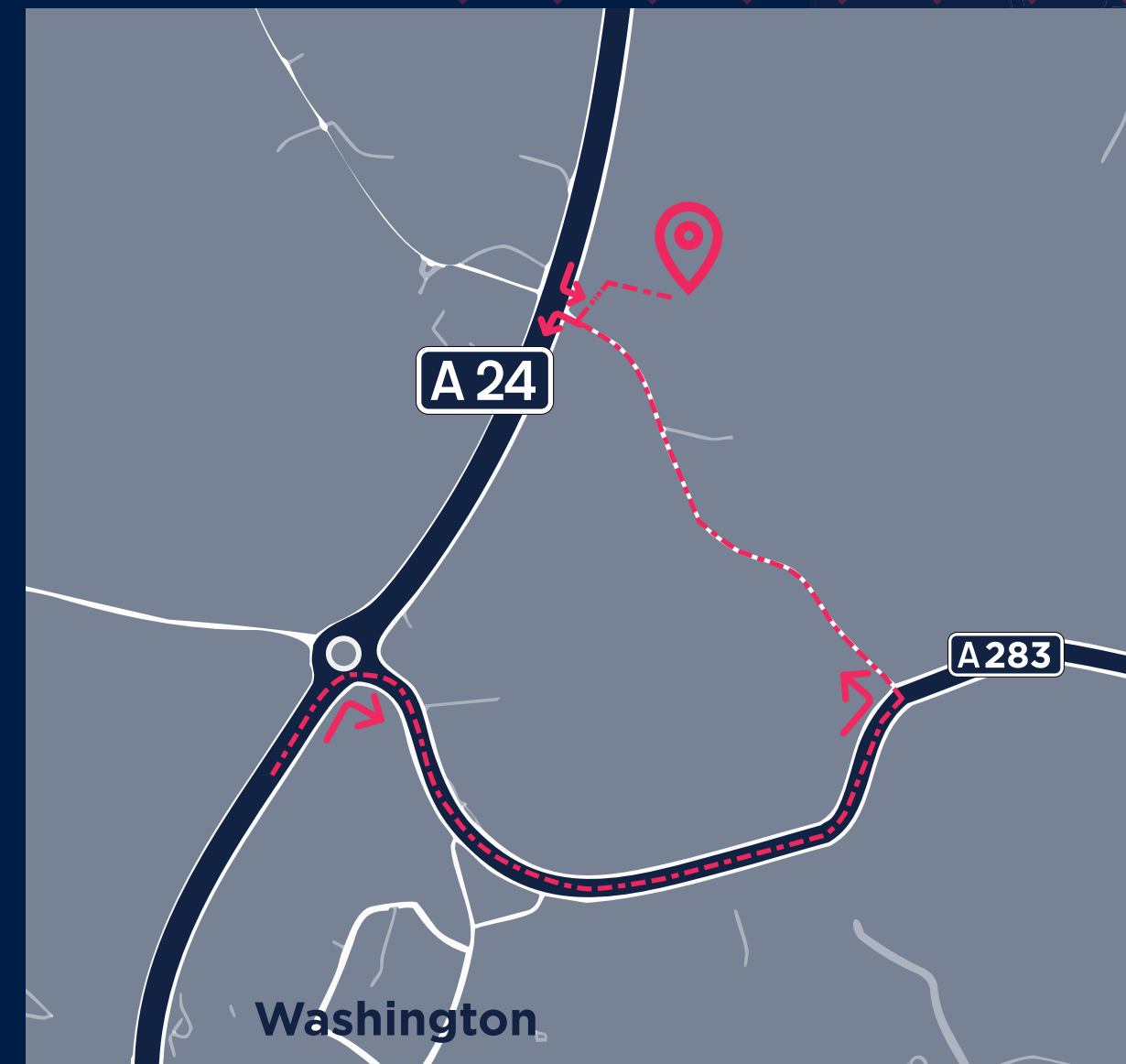
**Tim Hardwicke**  
07989 420989  
thardwicke@shw.co.uk



**James Bryant**  
07802 483727  
jb@gsp.uk.com



**Chelsea Adams**  
01903 777782  
07551 805 277  
ca@hprop.co.uk



CONNECTIONS		
	Miles	Time
A27	6	10 mins
BRIGHTON	16	30 mins
GATWICK AIRPORT	28	30 mins
LONDON (M25)	32	40 mins
PORTSMOUTH DOCKS	39	55 mins
SO'TON DOCKS	50	1hr 15

IMODERN OFFICE ACCOMMODATION | ROCK BUSINESS PARK, UNIT A1 - A2

Misrepresentation Act: Hargreaves and their agents give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the Hargreaves or their agents has any authority to make any representation or warranty whatsoever in relation to this property. Brochure by Virtualoom.

ROCK BUSINESS PARK, UNIT A1 - A2  
Washington, RH20 3GR

## OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

[www.hargreaves.co.uk/about-us](http://www.hargreaves.co.uk/about-us)

OWNED AND MANAGED BY:

**HARGREAVES**  
PROPERTY INVESTMENT  
& DEVELOPMENT

Rustington House, Worthing  
Road, Rustington, West Sussex,  
BN16 3PS

[hargreaves.co.uk](http://hargreaves.co.uk)

IMODERN OFFICE ACCOMMODATION | ROCK BUSINESS PARK, UNIT A1 - A2