

A27 – BETWEEN BRIGHTON & WORTHING

MODERN WAREHOUSE / INDUSTRIAL UNIT

3,000 sq ft / 278 sq m (including high office content if required)

TO LET



UNIT 3E RECTORY FARM ROAD

SOMPTING, WEST SUSSEX, BN15 0DP



GRAVES
SON &
PILCHER

01273 321 123

GSP.UK.COM

Location

Situated between Brighton and Worthing, just off the main A27 trunk road, and conveniently accessible to the A259 coast road.

Description

Forming part of a gated development, the premises comprise a modern high bay unit that has been used for warehouse purposes and may suit a variety of storage, distribution, or light industrial uses (subject to any necessary consents). Features include an eaves height of 18' / 5.5 m and on-site parking. There is fitted office accommodation with gas central heating, carpeting and suspended ceilings with recessed lighting.

Accommodation

UNIT 3E	high bay warehouse, store room, WC open plan office, WC	in all 1,500 ft ² / 139 m ²
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		<u>3,000 ft² / 278 m²</u>

Rateable Value: to be reassessed

measurements are approximate and gross internal

EPC Rating: **C** 51-75 **68** This is how energy efficient the building is.

amenities and services not tested

Terms

The unit is TO LET on a new full repairing and insuring lease for a term to be agreed at a commencing rental of £26,250 pa ex. The rental will be exclusive of VAT and estate service charge, and subject to rent reviews at five yearly intervals.

Viewing: by strict appointment with letting agent, GRAVES SON & PILCHER LLP



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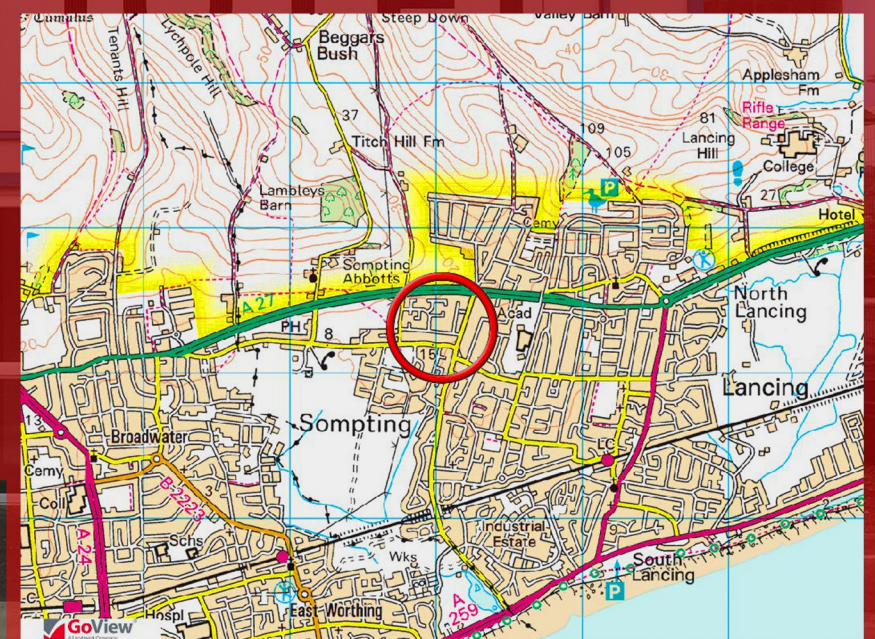
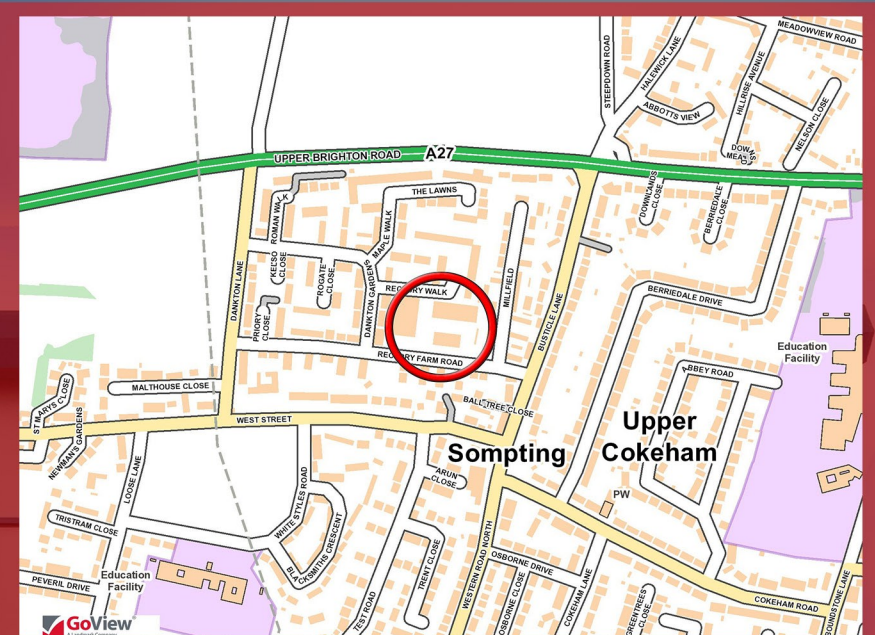
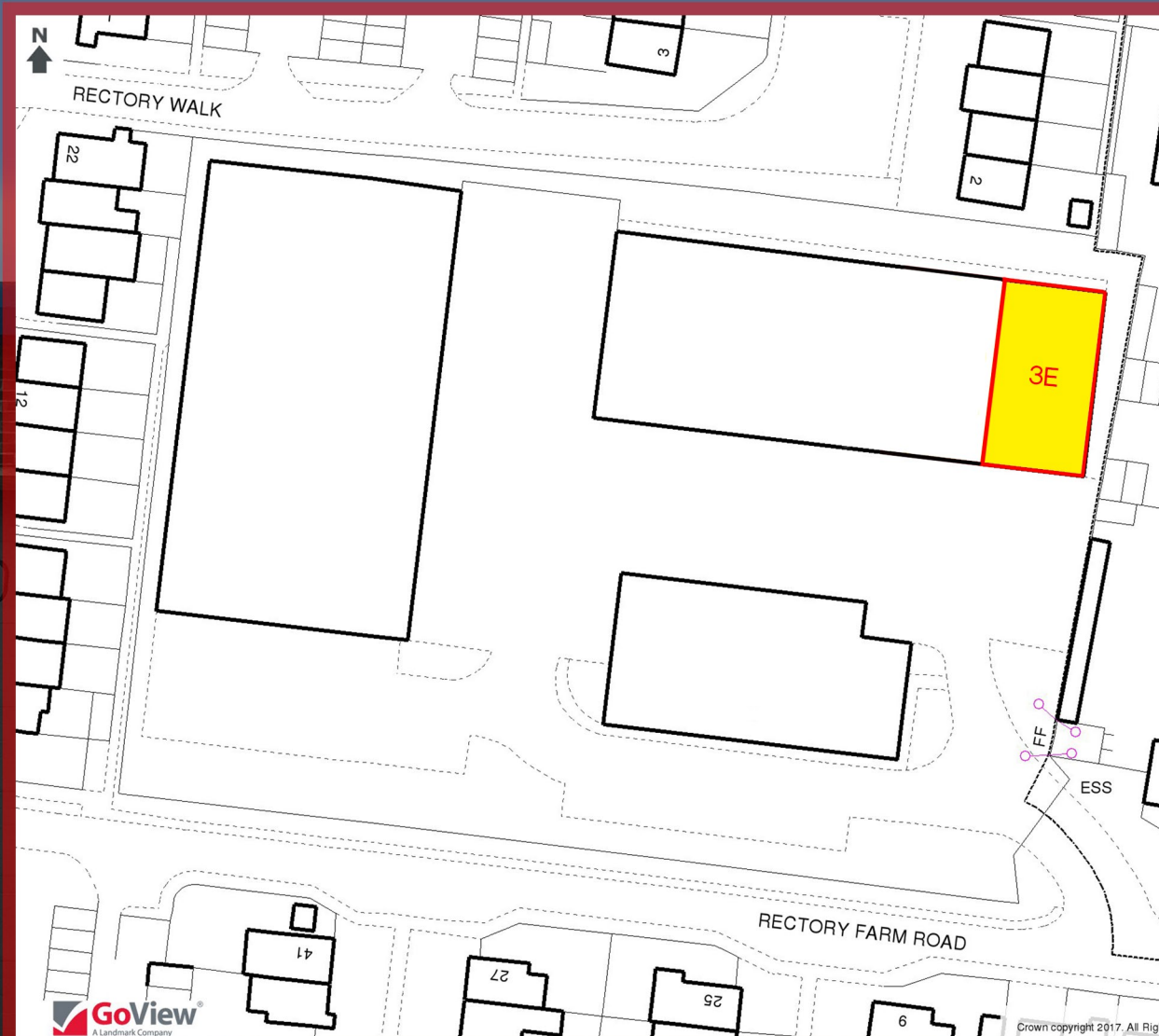
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LOCATION PLANS



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