

MODERN WAREHOUSE - CLOSE A27

4,866 ft² / 452 m² TO LET

6,844 ft² / 635 m² LET



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

UNIT 2B / 2C RECTORY FARM ROAD

SOMPTING, WEST SUSSEX, BN15 0DP

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 spacious gated development, the premises comprise refurbished adjoining units that have been used for warehousing and may suit a variety of storage, distribution, or light industrial uses (subject to any necessary consents). Features include an eaves height of 18' / 5.5m and onsite parking.

Accommodation

measurements are approximate and gross internal

	UNIT 2B	UNIT 2C
ground floor warehouse	4,245 ft ² / 394 m ²	5,184 ft ² / 481 m ²
ground floor office	621 ft ² / 57 m ²	830 ft ² / 77 m ²
mezzanine (if required)	(3,325 ft ² / 309 m ²)	
first floor office	-	83 ft ² / 77 m ²
TOTAL AREA (excl mezzanine)	4,866 ft² / 452 m²	6,844 ft² / 635 m²

Rateable Value: presently combined - £51,000

EPC Ratings: 2B   This is how energy efficient the building is. 2C   This is how energy efficient the building is.

Terms: The units are TO LET (individually or combined) for a term to be agreed at a commencing rental of:

2B - £45,000 pa ex

2C - LET

The rental will be inclusive of VAT, business rates, estate service charge and building insurance premium, and subject to rent reviews at five yearly intervals.

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



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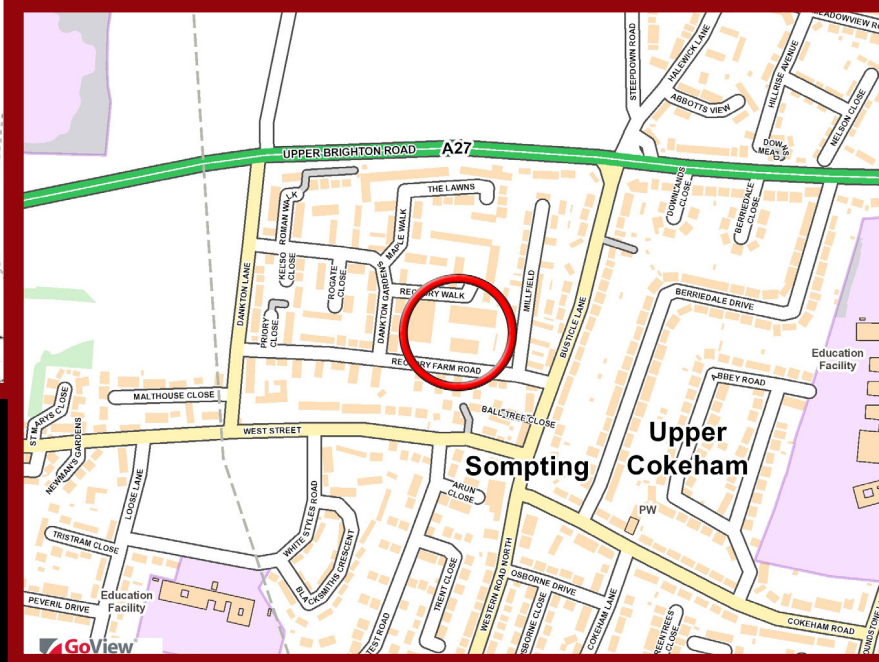
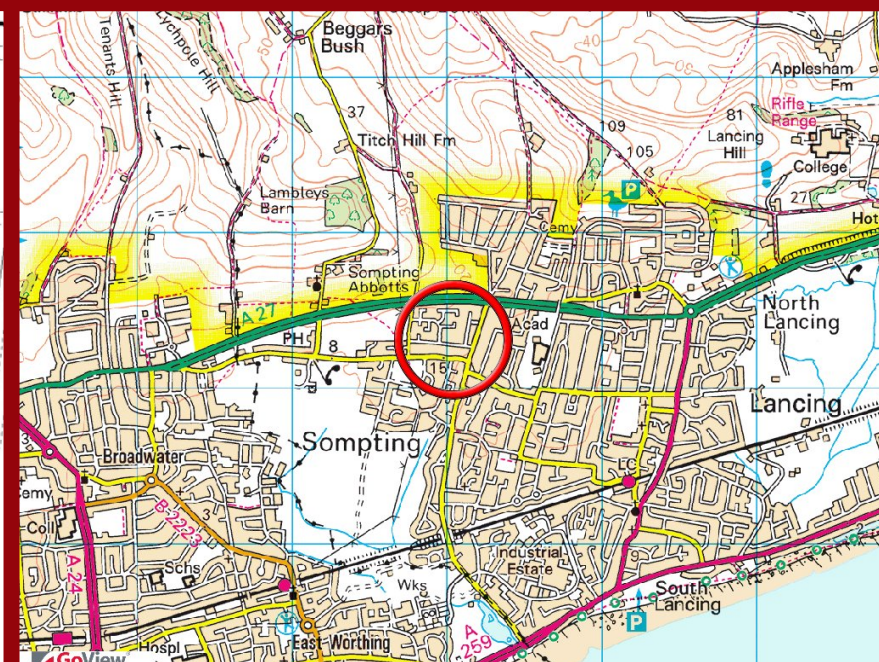
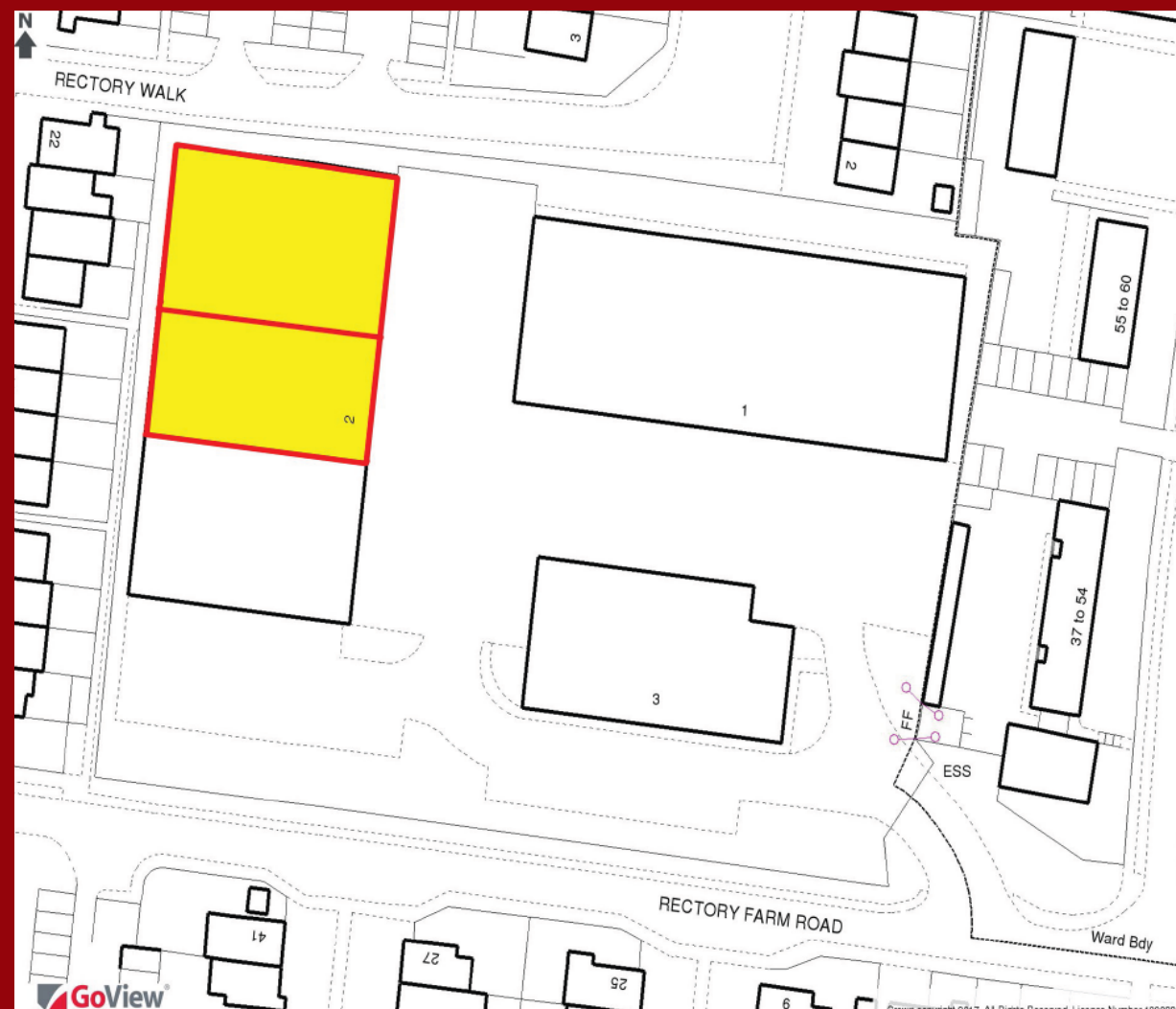
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LOCATION PLANS



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