

A24 CORRIDOR - WORTHING 8 MILES / BRIGHTON 18 MILES
HIGH QUALITY WAREHOUSE / BUSINESS UNITS
2,800 ft² - 5,600 ft² / 260 m² - 520 m²
TO LET



UNITS C3 & C4, ROCK BUSINESS PARK
THE HOLLOW, WASHINGTON RH20 3GR



Location

Rock Business Park is a high quality gated development on the main A24 dual carriageway, just north of Worthing and the South Downs. This is a picturesque countryside location, with excellent road communication. The A23 and A27 are conveniently accessible. The villages of Ashington and Washington close by. Worthing is 8 miles, Brighton 18 miles, Gatwick 27 miles and Horsham 12 miles.

Description

The business park was constructed in 2015 and comprises over 60,000 ft² of high quality units in a spacious landscaped environment. Units C3 & C4 comprise adjoining industrial / warehouse buildings forming part of a terrace of four units. Features include high efficiency LED lighting, 3 phase electricity supply, gas supply, and an eaves height of 5 metres (C3) and 4.35 metres (C4). In addition to a generous private car parking allocation, there is also shared use of additional visitor parking.

Unit C3	2,800 ft ²	260 m ²	8 car parking spaces
Unit C4	2,800 ft ²	260 m ²	12 car parking spaces
Total Floor Area	5,600 ft ²	520 m ²	

Terms

The units are **TO LET** individually or combined for a term to be agreed from 25 March 2021 at a commencing rental of **£30,000 per annum**, exclusive, per unit, subject to rent reviews at appropriate intervals. The rental will be exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value £36,500 (presently combined)

EPC Rating C3: B – 35 C4: B – 34

Viewing by appointment with joint letting agent **Graves Son & Pilcher LLP**



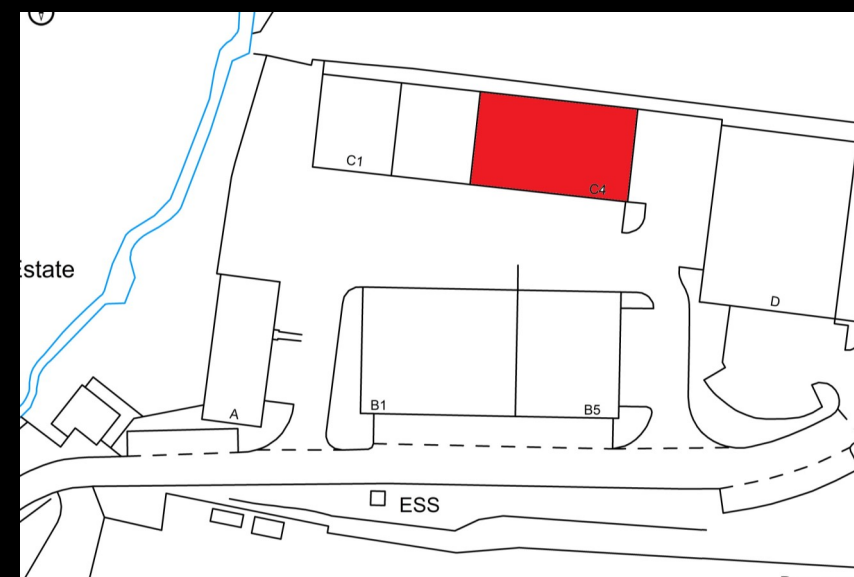
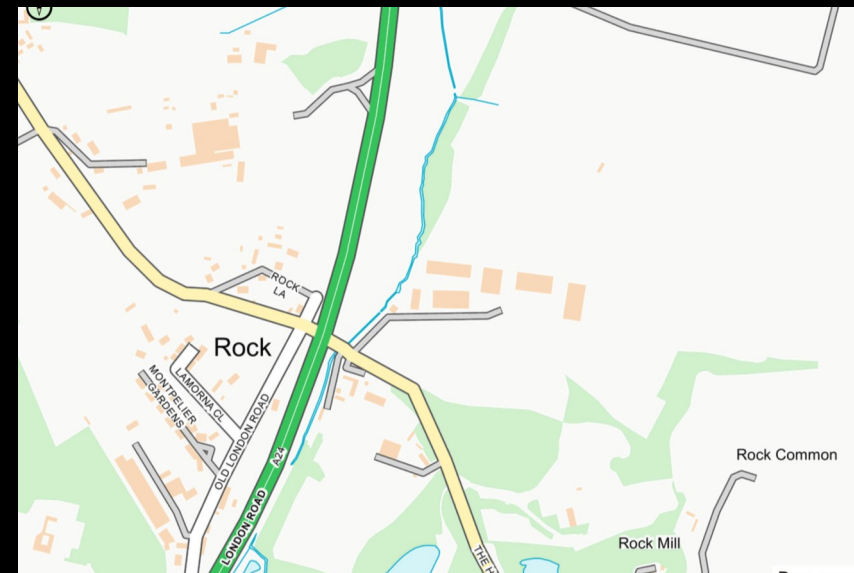
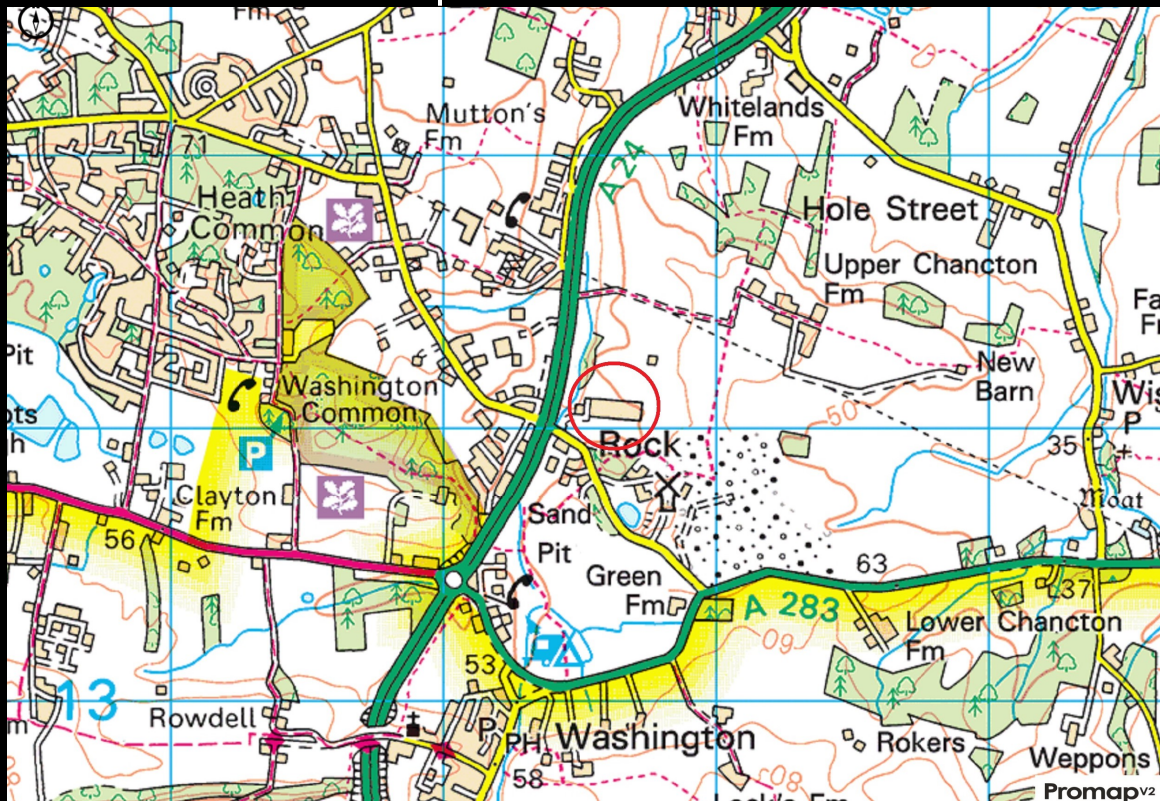
amenities and services not tested
measurements are approximate and gross internal



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