

# MODERN WAREHOUSES - CLOSE A27

4,866 sq ft - 11,710 sq ft / 452 sq m - 1,088 sq m

**TO LET**



**UNIT 2B / 2C RECTORY FARM ROAD**

**SOMPTING, WEST SUSSEX, BN15 0DP**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## 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 adjoining modern high bay units that have 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.

## Accommodation

measurements are approximate and gross internal

	UNIT 2B	UNIT 2C
ground floor warehouse	4,245 ft <sup>2</sup> / 394 m <sup>2</sup>	5,184 ft <sup>2</sup> / 481 m <sup>2</sup>
ground floor office	621 ft <sup>2</sup> / 57 m <sup>2</sup>	830 ft <sup>2</sup> / 77 m <sup>2</sup>
mezzanine (if required)	(3,325 ft <sup>2</sup> / 309 m <sup>2</sup> )	-
first floor office	-	830 ft <sup>2</sup> / 77 m <sup>2</sup>
<b>TOTAL AREA (excl mezzanine)</b>	<b>4,866 ft<sup>2</sup> / 452 m<sup>2</sup></b>	<b>6,844 ft<sup>2</sup> / 635 m<sup>2</sup></b>
<b>TOTAL COMBINED AREA (excl mezzanine)</b>	<b>11,710 ft<sup>2</sup> / 1,088 m<sup>2</sup></b>	

**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 - £60,000 pa ex**

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

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



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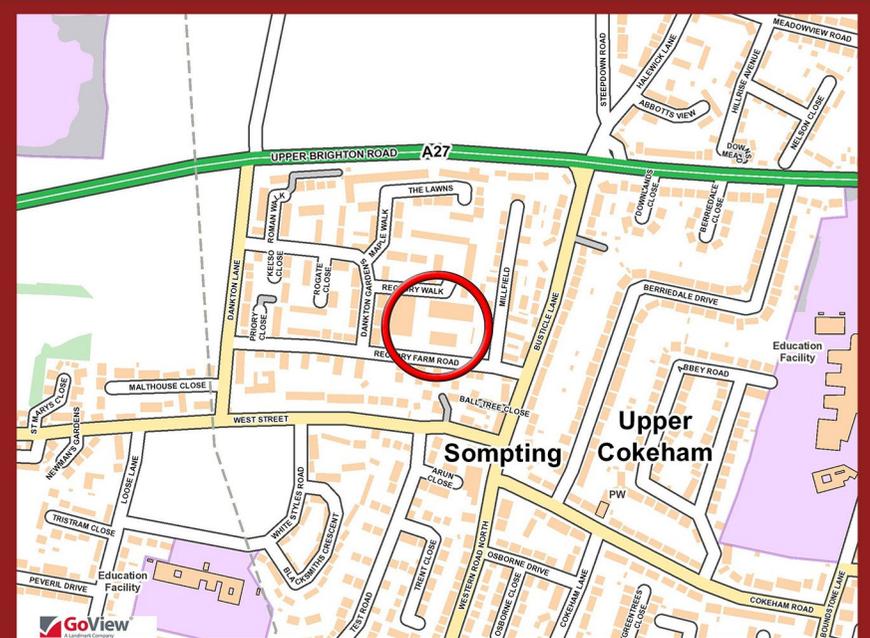
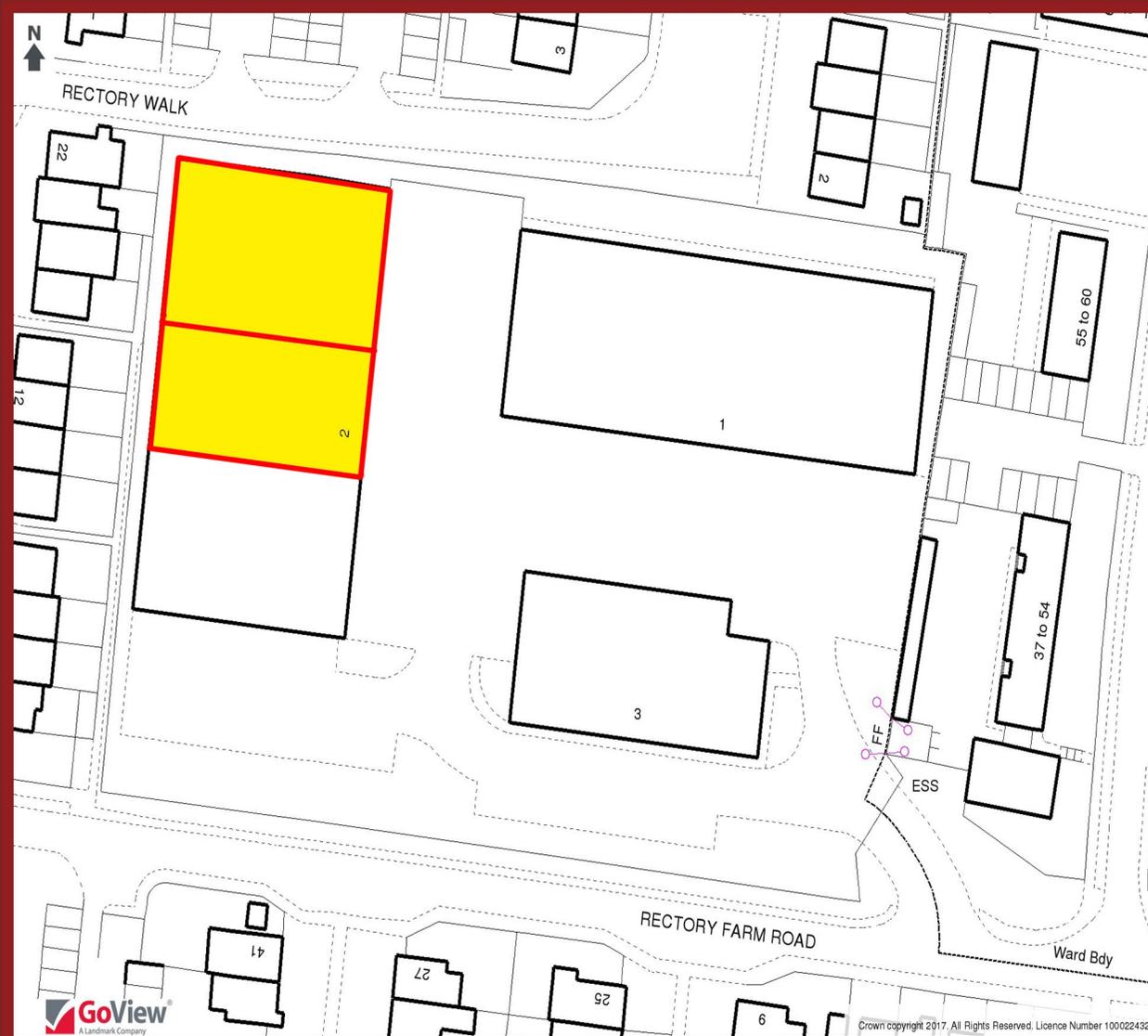
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# LOCATION PLANS



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