

A24 CORRIDOR - WORTHING 8 MILES / BRIGHTON 16 MILES

# WAREHOUSE / INDUSTRIAL UNIT

2,520 ft<sup>2</sup> / 234 m<sup>2</sup>

# TO LET



**UNIT F3 ROCK BUSINESS PARK**

**THE HOLLOW, WASHINGTON RH20 3GR**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## 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 communications. The A23 and A27 are conveniently accessible. The villages of Ashington and Washington are close by. Worthing is 8 miles, Brighton 16 miles, Gatwick 24 miles and Horsham 12 miles.

## Description

The business park was constructed in 2015 and comprises over 60,000 sqft of high quality units in a spacious landscaped environment. Unit F3 is a mid terrace unit with features including an eaves height of 18' / 5.5m, LED lighting and a 3 phase electricity supply. There is a private car parking allocation, along with shared use of additional visitor parking.

|                     |  |                       |                    |
|---------------------|--|-----------------------|--------------------|
| <b>Ground Floor</b> | warehouse / production area<br>WC  | 2,520 ft <sup>2</sup> | 234 m <sup>2</sup> |
| <b>Exterior</b>     | 6 private car parking spaces plus loading area and shared use of communal visitor parking. |                       |                    |

## Terms

Unit F3 is **TO LET** on a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of **£33,000 per annum**, exclusive, subject to rent reviews at 5 yearly intervals. The rental is 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** £25,000      **EPC** A 23

Viewing by appointment with sole letting agent Graves Son & Pilcher LLP



01273 321123

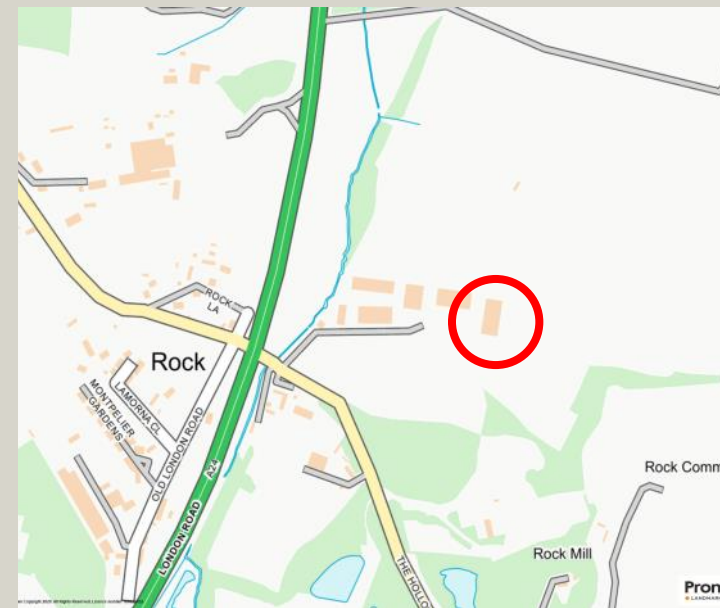
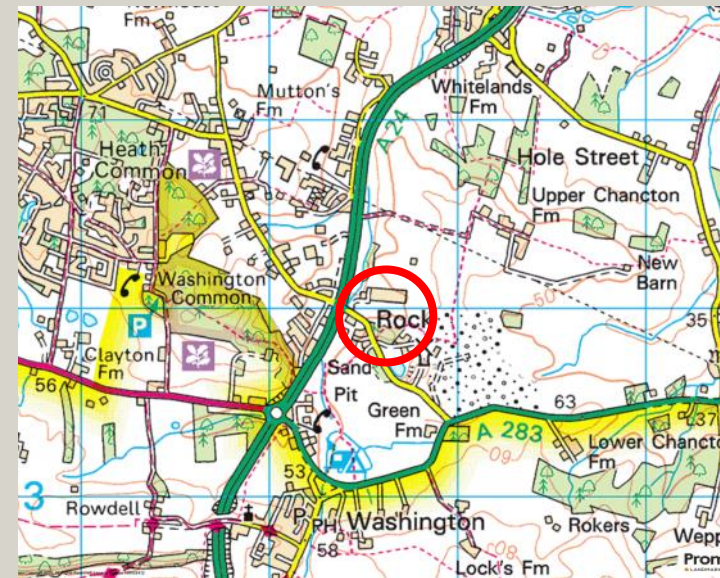
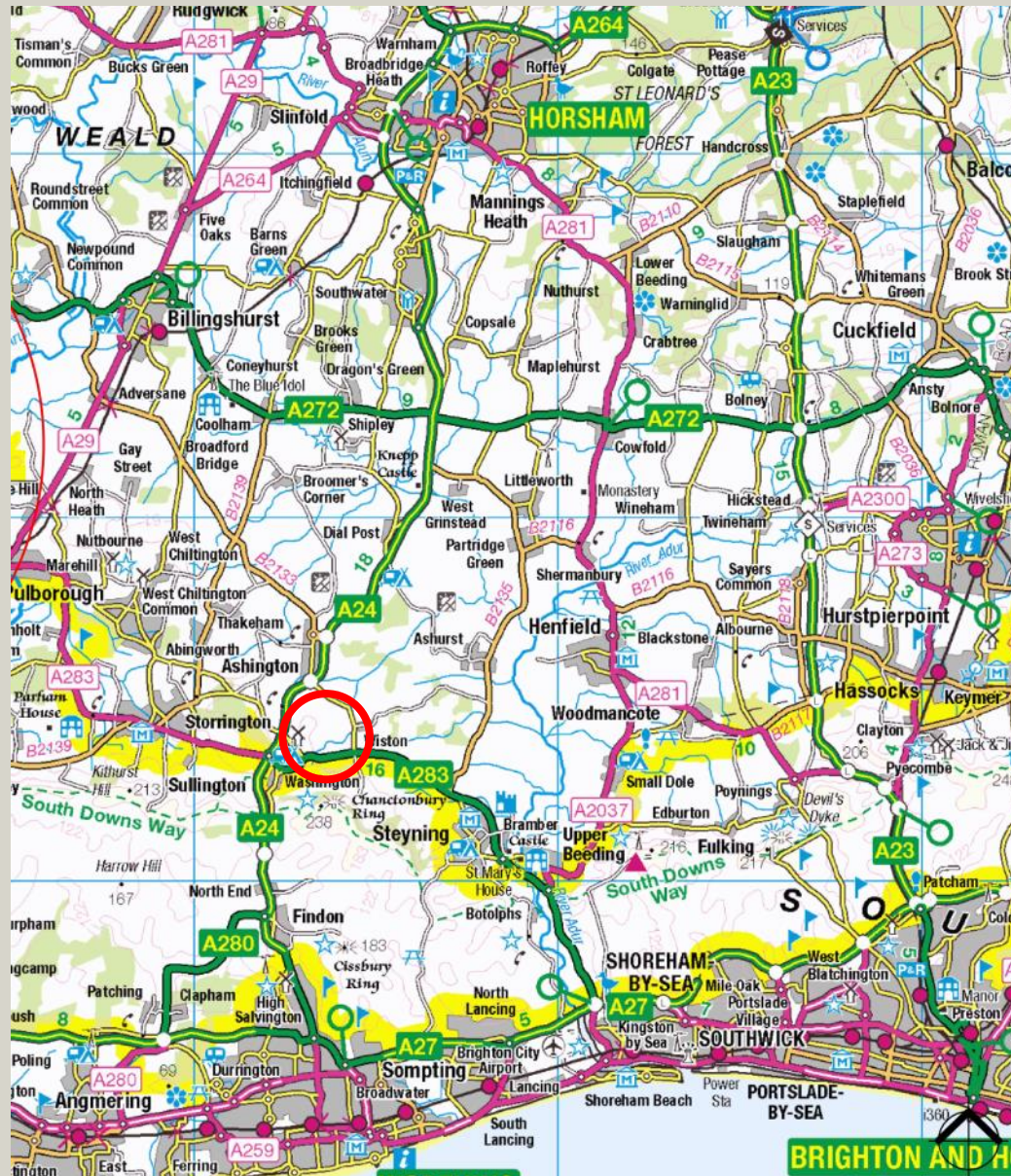
www.gsp.uk.com



amenities and services not tested  
measurements are approximate and gross internal

Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.





01273 321123

[www.gsp.uk.com](http://www.gsp.uk.com)



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.