



INDUSTRIAL/WAREHOUSE UNIT WITH LARGE YARD TO LET

- Popular Trading Estate
- Ample Gated Car Parking/Yard Space
- B2 Heavy Industrial & B8 Warehouse/Storage Use
- Three Phase Electricity

Interested in this property? Please contact us on 01903 792785

UNIT 4, PHOENIX TERRACE, ARTEX AVENUE, RUSTINGTON, LITTLEHAMPTON, WEST SUSSEX, BN16 3LN

Location

Located on Phoenix Terrace in the popular Rustington Trading Estate offering good access to the A259 cost road and A27 providing links along the South Coast. There are a number of occupiers on the estate including Screwfix, Topps Tiles, Tool Station and Optimus Gym.

Description

A rare opportunity to let an industrial/warehouse unit in popular Rustington Trading Estate. The unit is primarily an open plan facility but also benefits from a pedestrian entrance/reception area and first floor office/staff area.

The site benefits from ample fenced off road parking and/or yard space of approximately 8621sq ft, first floor office, pedestrian entrance and reception area, full height manual roller loading door & WC. Further benefits include 3 phase power supply, LED lighting and two double access gates.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Warehouse	5,112	474.9
Secure gated yard	8,621	800.89
Total floor area:	13,733	1,275.8

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Offers of rent are invited in the region of £65,000 per annum, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £29,000. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £14,471.

EPC

The property has an EPC rating of D - 90.

VAT

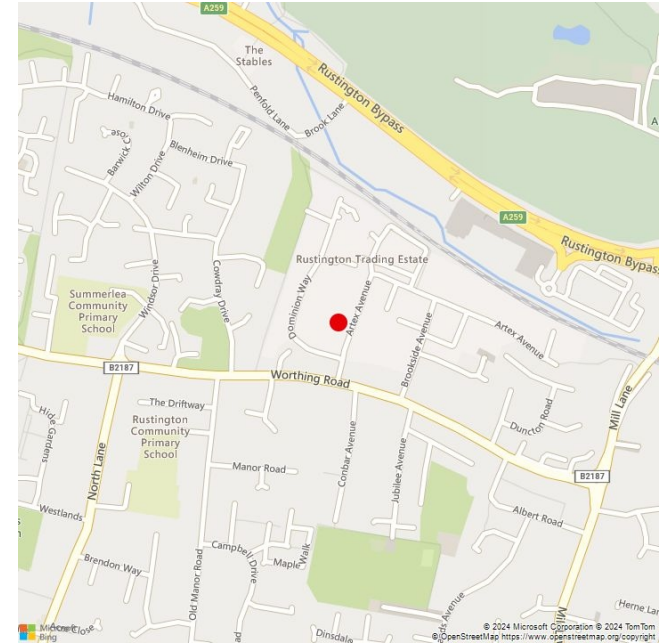
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefits from Class B2/B8 use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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