



**UNITS A1/A2, ROCK BUSINESS PARK, WASHINGTON,
RH20 3GR**

OFFICE TO LET

3,125 SQ FT (290.32 SQ M)



Summary

ATTRACTIVE OFFICES WITH 22 CAR SPACES

Available Size 3,125 sq ft

Business Rates N/A

EPC Rating B

- Located on excellently presented business estate
- Modern premises constructed in 2016
- Immediate access to A24
- Excellent road connectivity
- Open plan office area
- Kitchenette
- Separate office and meeting room
- 22 car parking spaces
- Available on existing FRI lease
- Existing EV charging infrastructure
- LED lighting
- PV installation
- Immediately available



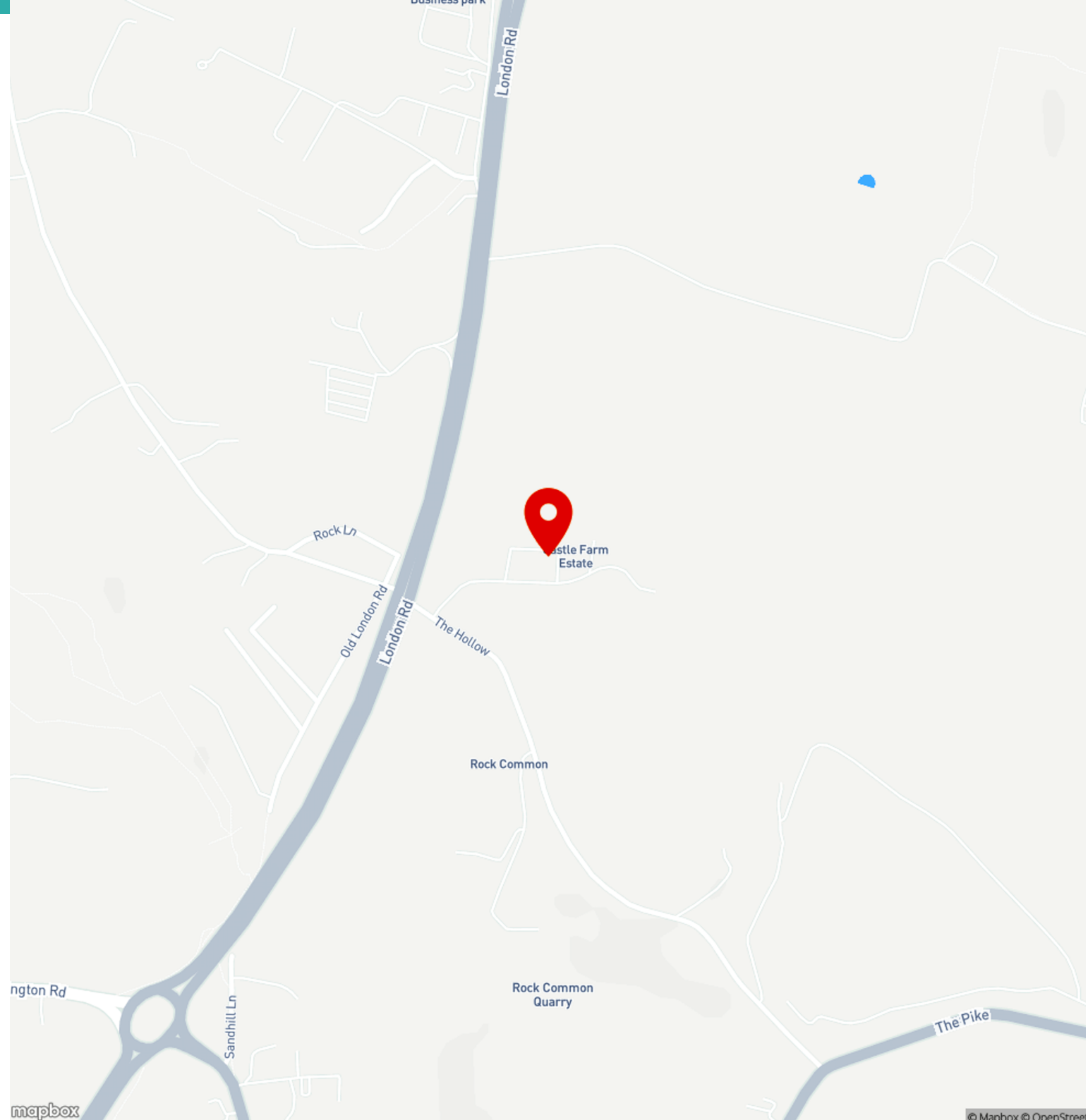
Location



**Units A1/A2 Rock Business
Park, The Hollow,
Washington, RH20 3GR**

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.





EVC
Energy

P3 PJJ

Further Details

Description

The office comprises a detached building, located at the front of the business park, that is arranged as single storey open plan office accommodation, with the benefit of 22 private car parking spaces.

Features include LED lighting, carpeting, gas fired central heating, fibre internet connectivity, PV installation and shared use of additional visitor parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,125	290.32	Available
Total	3,125	290.32	

Terms

The property is available on assignment of an existing lease expiring June 2026 at a passing rent of £40,000 per annum.

A new lease may be available for a term and rent to be agreed.

An estate charge is payable toward the upkeep of the common areas of the business park. Further details available upon request.

Planning and Use

The existing lease permits for office use under former use Class B1.

VAT

The property is elected for VAT and therefore payable on sums quoted.

Viewings

Viewings via sole agents Vail Williams LLP.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the ingoing tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Rock Business Park

A1 EVC

C4 Bytec Group

B1 Thermco Systems

D1 WOLF

B2 Mairon UK Ltd
- M3PL

E1 Mairon
Freight Management

B3 Mairon UK Ltd
- M3PL

E2 Pragma Distribution

B4 PeerByte

F1 LJS Aviation

B5 PeerByte

F2 International
Diplomatic Supplies

C1 Premier GT

F3 SMAC Europe

C2 UKIP Media & Events

F4 Klöeber

C3 Bytec Group

F5 LJS Aviation

owned and managed by

H HARGREAVES
www.hargreaves.co.uk - 01903 777772

Enquiries & Viewings



Mikael Goldsmith

mgoldsmith@vailwilliams.com

07435 829861



**Vail
Williams**

[View on our website](#)