



TO LET

Unit 2, Brookside Avenue
Rustington, Littlehampton BN16 3LF



Key Features

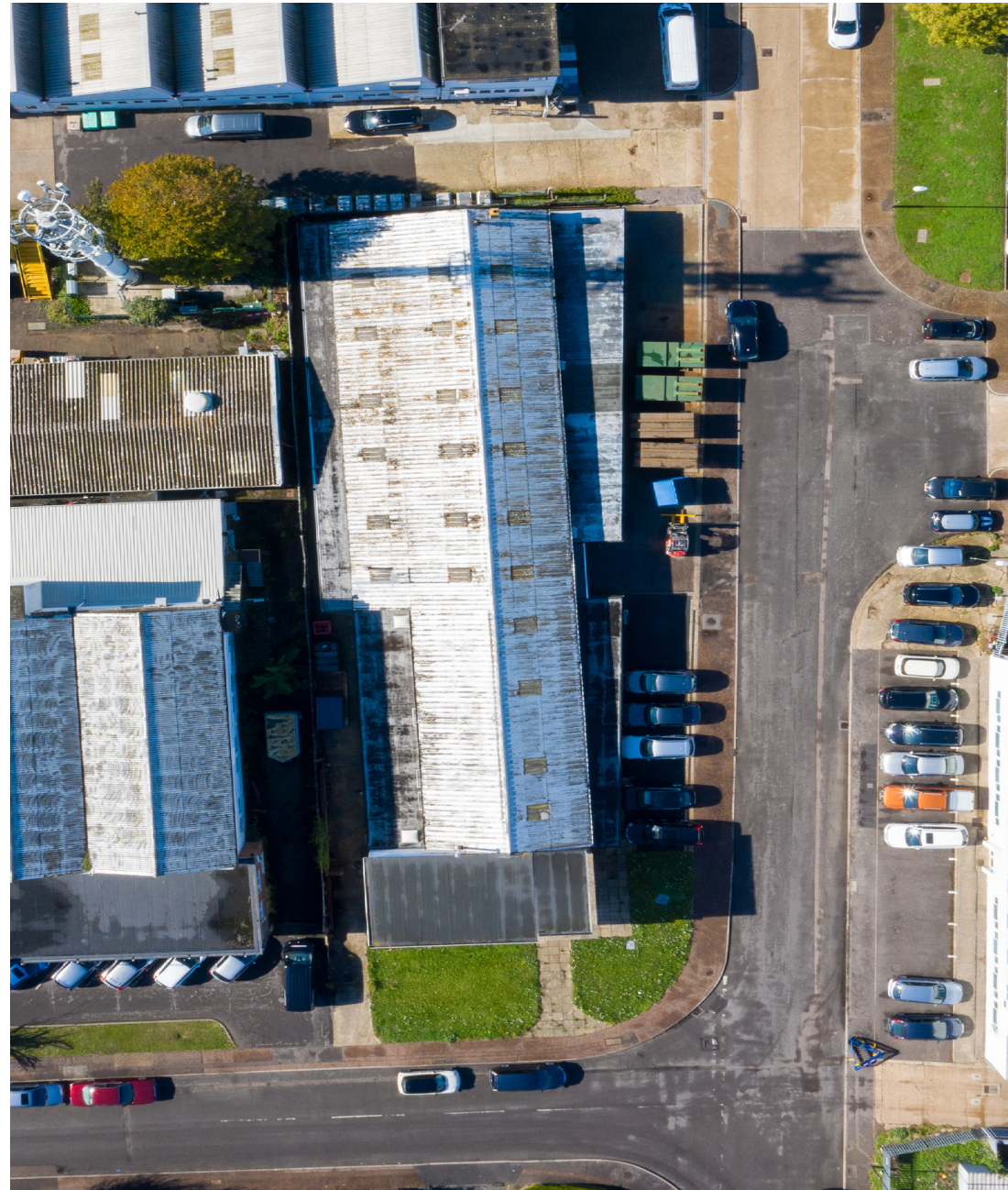
- Purpose built detached industrial unit on established trading estate
- Arranged as a large workshop area and offices
- Available by way of a new lease
- Prominent corner location
- Roller shutter entrance
- Car parking
- Rent £67,000 per annum

Location

Rustington is a popular West Sussex town located on the south coast between Littlehampton 1.5 miles to the west and Worthing 6.5 miles to the east. Brighton & Hove is located 16 miles to the east and Chichester 11.5 miles to the west.

The property is located on the established Brookside Trading Estate in Rustington. Nearby Occupiers include Aldi, Next, Chandlers BMW, Euro Car Parts, Screwfix and a variety of local occupiers.

The area is well connected by road, with the A259 and A27 providing east/west routes. The A24 is easily accessible to the north-east. The new Lyminster bypass, currently under construction, connects to the A259 1.5 miles to the west of the property. It will provide improved access to the A27. Angmering Rail Station is located less than 1 mile to the east and provides regular rail services to Southampton, Brighton and London Victoria.



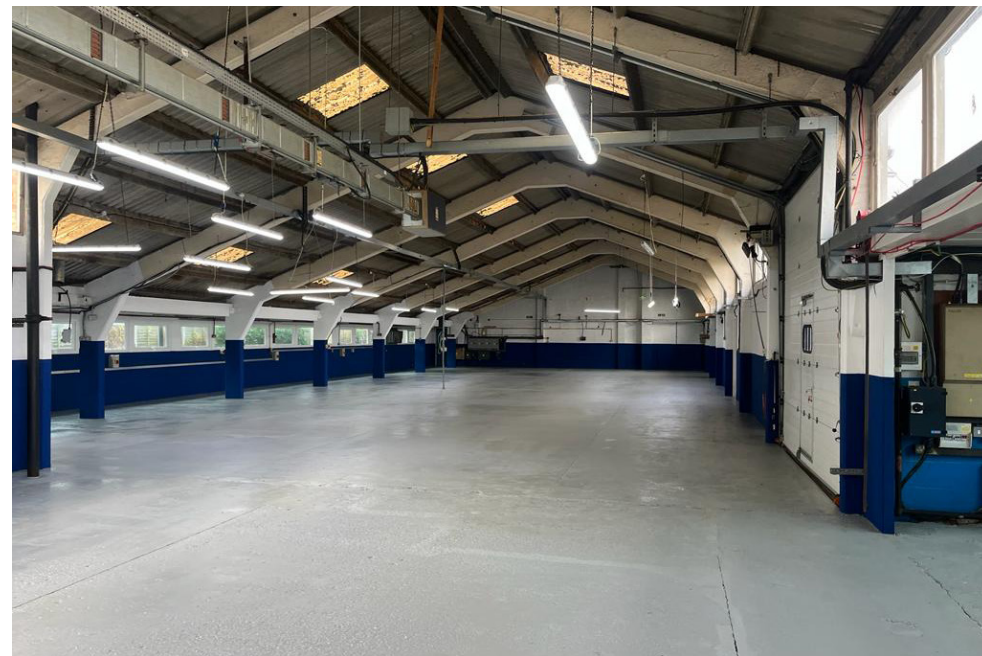
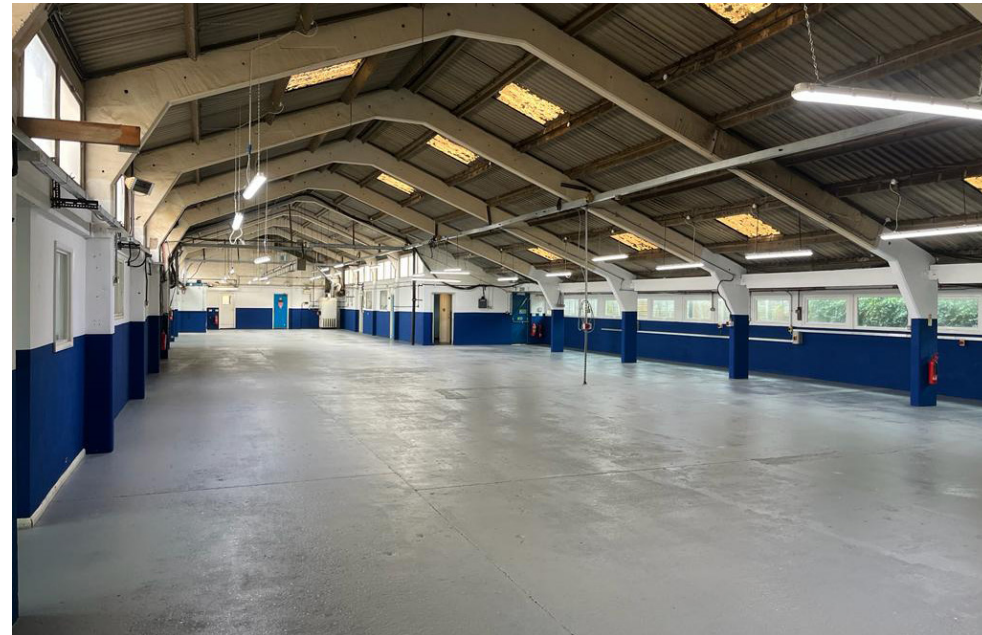


Description & Accommodation

The property comprises a purpose built detached industrial/warehouse unit with gardens to the front (east) elevation and yard / parking area to the north elevation.

The property has the following approximate NIA:

	Sq Ft	Sq M
Ground Floor Warehouse	8,161	758.2
Ground Floor Office	714	66.3
First Floor Office	714	66.3
Total	9,589	890.8





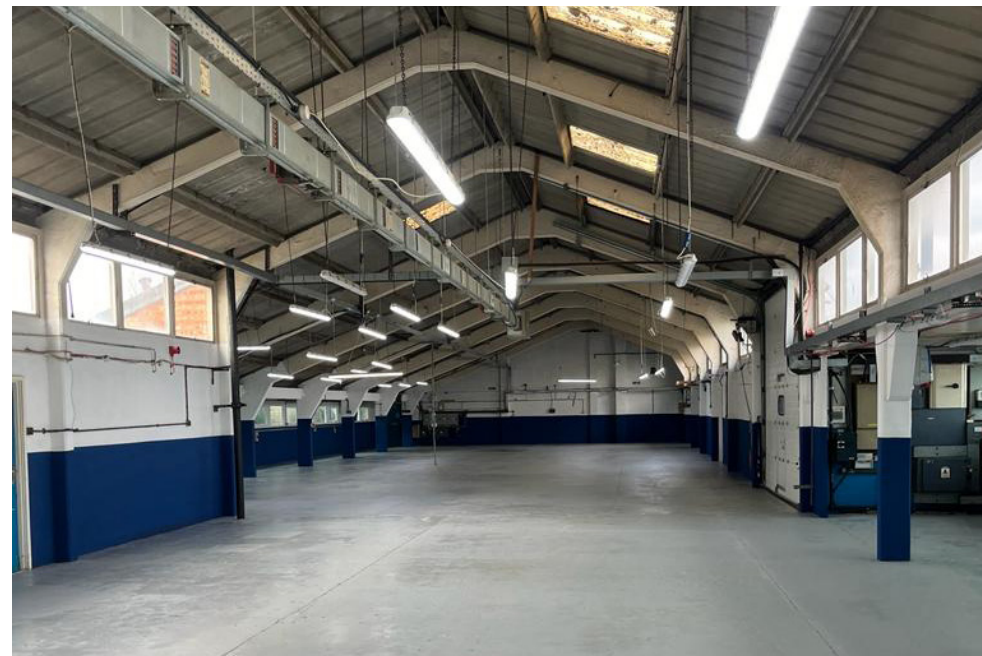
Planning

The property was purpose built as a factory and has been used for many years for the manufacture of precision turned parts. We are of the view that the established use is a mix of B1 light industrial, B2 General industrial and B8 storage and distribution under the 1987 Use Classes Order.

A new Use Classes Order (UCO) came into effect on 1 Sept 2020 which introduced a new Use Class E which covers commercial, business and service uses. Use Class E now covers Use Classes A1, A2 and B1 under the former UCO. It also includes A3 and some D1 and D2 uses.

Rateable Value

Rateable Value 2023: £54,500.





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Terms

The premises are available by way of a new full repairing and insuring lease or leases for a term to be agreed and at a guide rent of £67,000 per annum exclusive.

EPC

E

VAT & Legal Fees

We are informed that VAT is applicable.
Each party to bear their own legal costs incurred.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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