



TO LET

Bairds Business Park
Grevatts Lane, Climping, Littlehampton. BN17 5RE



Key Features

- Great road access direct from A259
- Situated in established industrial location between Littlehampton and Bognor Regis
- 6.1 metre eaves
- Site area of just under 1 acre with site coverage of 33%
- 136.5 KVA three phase electricity supply
- Unit Size 12,726 sqft (1,182 sq m)
- Total site area of approx 0.89 acres
- Option to rent additional yard space at extra cost
- Rent: £130,000 pax
- Virtual Inspection: <https://my.matterport.com/show/?m=GBP1Q1FFJfi>





Location & Situation

Climping is a village located in West Sussex, situated along the southern coast of England and approximately halfway between the towns of Littlehampton to the west, and Bognor Regis to the east..

The unit is located off the A259 which is the main road that runs along the southern coast and is readily accessible to the A27.

The A259 connects Climping to nearby towns and cities such as Littlehampton, Bognor Regis, and Chichester to the east, as well as to Worthing and Brighton to the West.

Bairds Business Park is in an established commercial and industrial location with nearby estates including Rudford and Ford Lane Business Park.



Maps and plans are for indicative purposes only



Description & Accommodation

The property comprises a new build open plan warehouse, with external metal cladding above a concrete slab lower elevation. The main element of the building is a portal frame steel structure under a pitched roof again in metal cladding with translucent roof lights. There is a lean-to section with wooden frame rafters finished in the same detail as the main unit. All floors are concrete slab. There are three separate roller shutter doors and a concrete service yard, providing good access and circulation space in front of each door

Description	Sq Ft	Sq M
Warehouse	12,726 sq ft	1,182.31 sq m
Total site area including yard	38,600 sq ft	3,586.08 sq m

Please see link to Matterport below:

<https://my.matterport.com/show/?m=GBP1Q1FFJfi>

There is also an option to rent further yard space if required, at an additional cost with further info available on request.





Rateable Value

To be assessed

EPC

To be assessed on practical completion of the building.

Planning

Planning consent is in place for the Operation of a Waste Transfer Station and Materials Recycling Facility to process mixed skip waste.

Further information is available upon request.





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A259



Terms

The property is available to let by way of a new full repairing and insuring lease at a commencing rent of £130,000 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

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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