

The logo for SHW, consisting of the letters 'SHW' in white on an orange rectangular background.

MAKING
PROPERTY
WORK

SHW.CO.UK



FOR SALE

INDUSTRIAL AND WAREHOUSE – 2,997 SQ FT (278.42 SQ M)

Unit 7, Brookside Business Park, Brookside Avenue, Rustington, West Sussex, BN16 3LP

DESCRIPTION

The unit comprises an end of terrace single storey light industrial/warehouse unit with brick and block work walls and profile sheet cladding under an insulated metal profile sheet roof with translucent roof lights. The unit has an electrically operated up and over loading door for loading purposes. There is a single WC and fitted kitchen.

Internally, the unit benefits from an eaves height of 6.18m. There is 3-phase electricity. The unit also benefits from a professionally installed mezzanine floor which is fitted out as open plan offices and accessed from a carpeted entrance via a spiral staircase. The mezzanine also provides additional storage and has a forklift access gate.

LOCATION

The Brookside Business Park is located on the Rustington Trading Estate and is 6 miles to the west of Worthing and two miles to the east of Littlehampton. Access to the Rustington Trading Estate is via the A259 coast road which is approximately 3 miles south of the A27 South Coast trunk road. Rustington is approximately 22 miles to the west of Brighton and 16 miles to the east of Chichester. The unit is within walking distance from Angmering station.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	2,021	187.75
First Floor Mezzanine	976	90.67
TOTAL	2,997	278.42

AMENITIES / OPPORTUNITY

- Eaves height 6.18m
- Electrically operated loading door
- Separate pedestrian door
- Single WC
- 3-phase electricity
- Burglar alarm
- Car parking for 4 vehicles
- Ground floor loading - 30 KN per sq ft

PRICE

£395,000 Freehold

TENURE

The unit is available for sale on a freehold basis with vacant possession.

RATES

The April 2023 Rateable Value of the property is £15,750.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

101-125 **E** 125 E



VIEWINGS –

Duncan Marsh

t: 01903 229201

e: dmarsh@shw.co.uk

Ben Collins

t: 01293 441312

e: bcollins@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316