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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 7,818 SQ FT (726.29 SQ M)**

**Unit 2a, Rectory Farm Road, Sompting, West Sussex, BN15 0DP**

**LOCATION**

The unit is situated in Rectory Farm Road, which is a quarter mile south of the A27, via Western Road, between Brighton and Worthing and conveniently accessible to the A259 coast road.

**DESCRIPTION**

The unit forms part of a terrace of industrial and warehouse units and is situated at the end of the terrace. The unit is of steel portal frame construction with part-brick and blockwork elevations with profile sheet upper sections under a lined roof incorporating roof lights. Internally, within the production/warehouse area, the unit benefits from an eaves height of 5.49m (18ft).

Access for loading purposes via a full-height loading door. The unit also benefits from a two-storey office section from the front of the unit with its own pedestrian entrance. Within the office section there is an entrance lobby, separate male and female WCs, a small kitchen area and offices at ground floor with a staircase leading to a larger open plan office at first floor.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Grd Floor Warehouse	6,101	566.78
Offices incl WC	846	78.59
1st Floor Office	871	80.92
<b>TOTAL</b>	<b>7,818</b>	<b>726.29</b>

**AMENITIES / OPPORTUNITY**

- Loading door
- On-site car parking
- Separate male and female WCs
- Eaves height 5.49m (18 ft)
- Gas supply
- Carpeted & centrally heated offices

**RENT**

£82,090 PAX

**RATES**

The April 2023 Rateable Value of the property is £56,500.

**VAT**

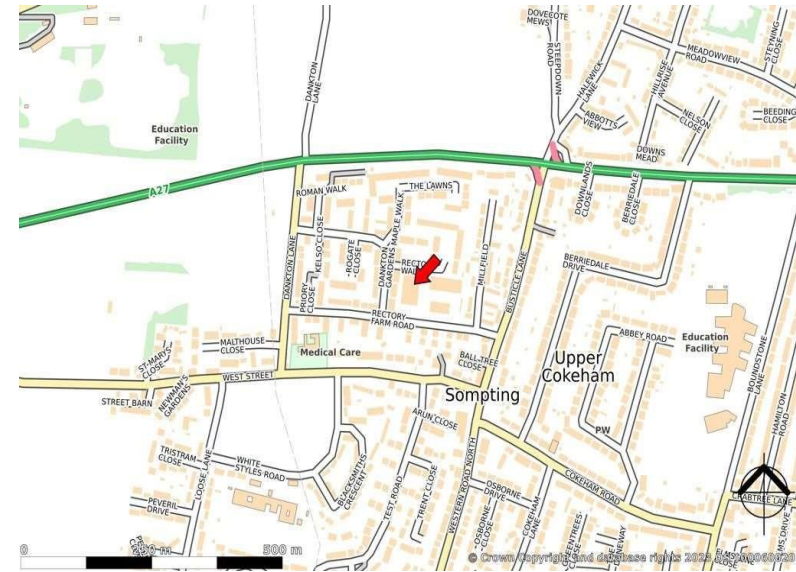
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party to bear their own legal costs incurred in the transaction.

**EPC**

76-100 **D** 90 D



**VIEWINGS – 01273 876200**

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