

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

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TO LET

INDUSTRIAL AND WAREHOUSE – 6,300 SQ FT (585.27 SQ M)

Unit E1, Rock Business Park, The Hollow, Washington, Pulborough, West Sussex, RH20 3GR

LOCATION

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 communications.

The A23 and A27 are conveniently accessible. The Villages of Ashington and Washington are close by. Worth is 8 miles, Brighton 16 miles, Gatwick 24 miles and Horsham 12 miles.

DESCRIPTION

The business park was constructed in 2015 and comprises over 60,000 sq ft of high quality units in a spacious landscaped environment.

Unit E1 is a prominent semi detached unit with features including an eaves height of 18/5.5m, LED lighting and a 3 phase electricity supply. There is a private car parking allocation, along with shared use of additional visitor parking. The outgoing tenant has installed ground floor office accommodation of approximately 1,600 sq ft / 148 sqm which may be available if required, subject to a reinstatement provision at the end of the lease.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	6,300	585.27

AMENITIES

- High quality unit in a spacious landscaped environment
- Prominent semi detached unit
- Eaves height of 18/5.5m
- LED lighting
- 3 phase electricity supply
- Loading area
- 14 private car parking spaces
- Shared use of communal visitor parking

RENT

£85,000 per annum exclusive

TENURE

Unit E1 is to let on a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £85,000 per annum, exclusive, subject to rent reviews at 5 yearly intervals.

The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

RATES

The current Rateable Value of the property is £65,000 (2023).

VAT

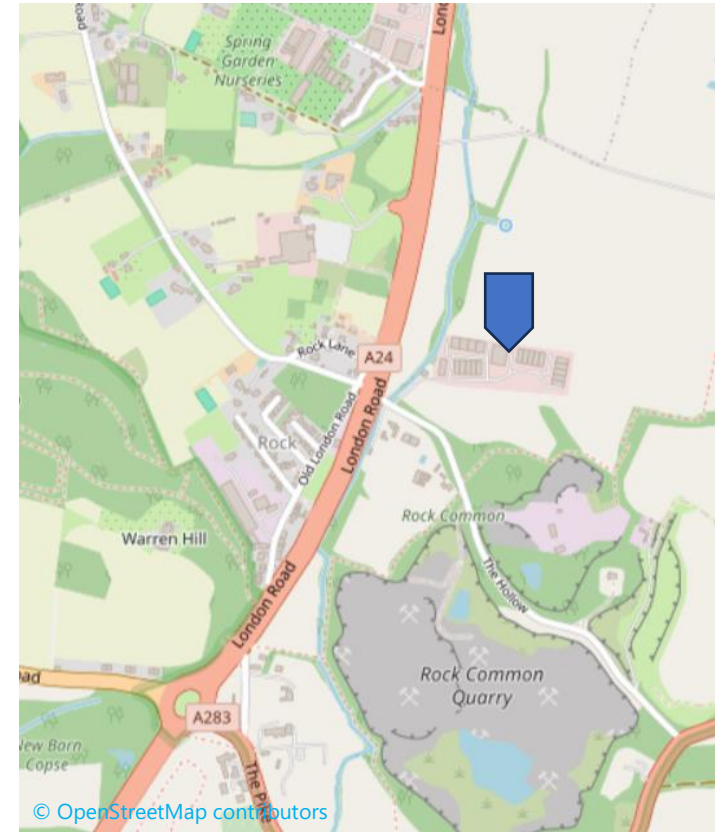
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of A.



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