

A24 CORRIDOR - WORTHING 8 MILES / BRIGHTON 16 MILES

WAREHOUSE / INDUSTRIAL UNIT

6,300 ft² / 585 m²

TO LET



UNIT E1 ROCK BUSINESS PARK

THE HOLLOW, WASHINGTON RH20 3GR



**GRAVES
SON &
PILCHER**

01273 321 123

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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. Worthing 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 sqft 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' / 5.5 m, 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 ft² / 148² m which may be available if required, subject to a reinstatement provision at the end of lease.

Ground Floor	warehouse / production area	6,300 ft ²	585 m ²
Exterior	14 private car parking spaces plus loading area and shared use of communal visitor parking.		

Terms

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 rental is exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value £65,000 **EPC** A 22

Viewing by appointment with joint sole letting agent Graves Son & Pilcher LLP



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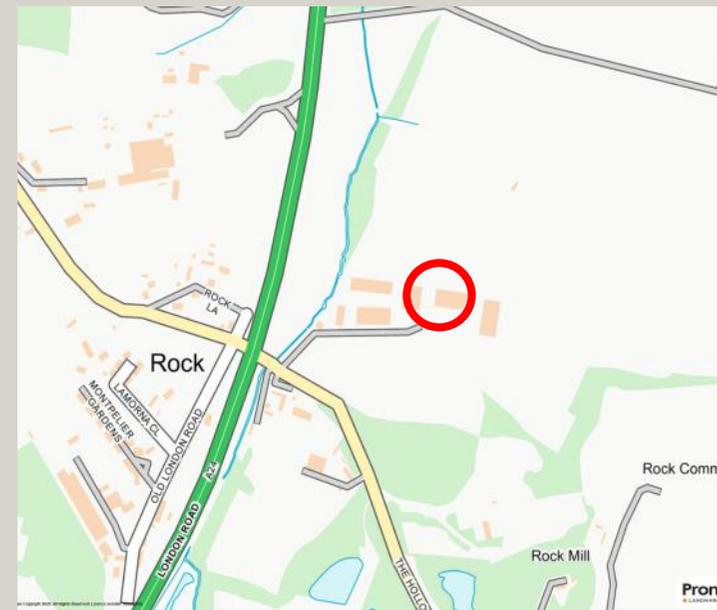
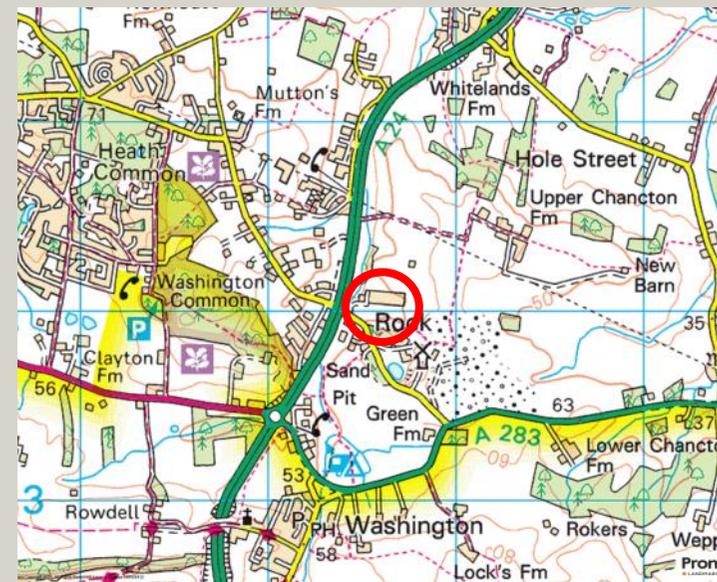
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amenities and services not tested
measurements are approximate and gross internal

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