

# ATTRACTIVE OFFICES with 22 CAR SPACES

3,125 ft<sup>2</sup> / 290 m<sup>2</sup> **TO LET**



**UNIT A1 / A2, 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 communication. The A23 and A27 are conveniently accessible. The villages of Ashington and Washington close by. Worthing is 8 miles, Brighton 18 miles, Gatwick 27 miles and Horsham 12 miles.

## Description

The business park was constructed in 2015 and comprises over 60,000 ft<sup>2</sup> of high quality units in a spacious landscaped environment. Unit A1 / A2 is a detached building that is arranged as single storey open plan office accommodation, with the benefit of 22 private car parking spaces. Features include LED lighting, carpeting, gas fired central heating, PV installation and shared use of additional visitor parking.

<b>Ground Floor</b>	Open plan accommodation, male & female WCs	in all	<b>3,125 ft<sup>2</sup></b>	290 m <sup>2</sup>
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## Terms

Unit A1 / A2 is **TO LET** for a term to be agreed from 25 March 2021 at a commencing rental of **£40,000 per annum**, exclusive, subject to rent reviews at appropriate 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** £30,000

**EPC Rating** B – 35

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



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amenities and services not tested  
measurements are approximate



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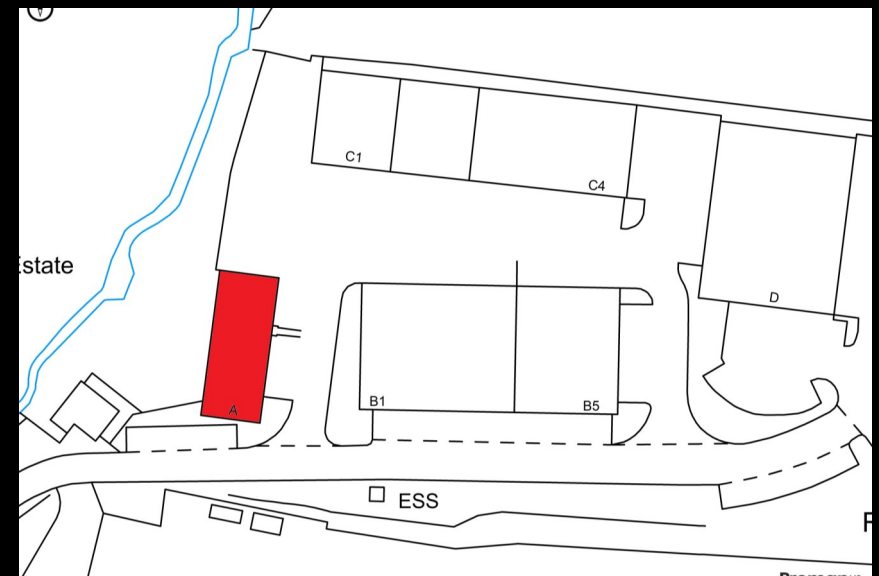
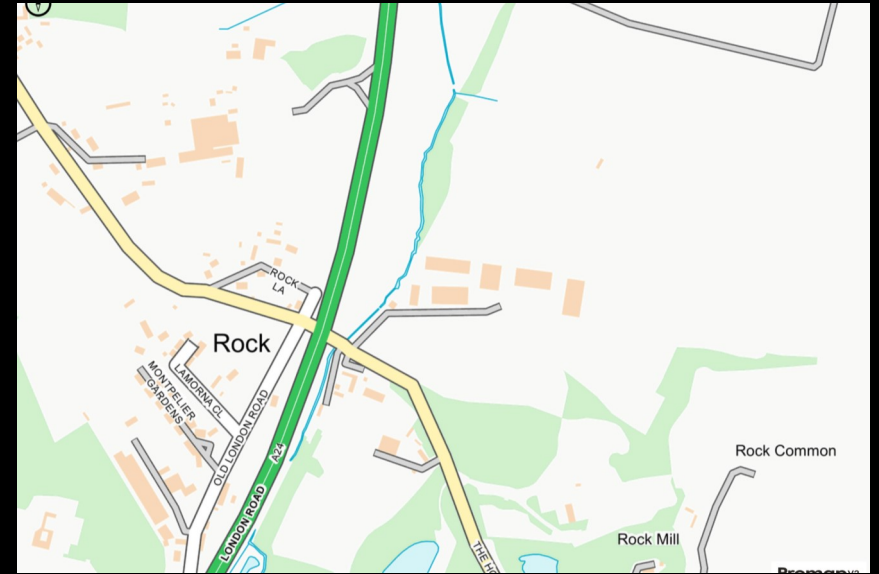
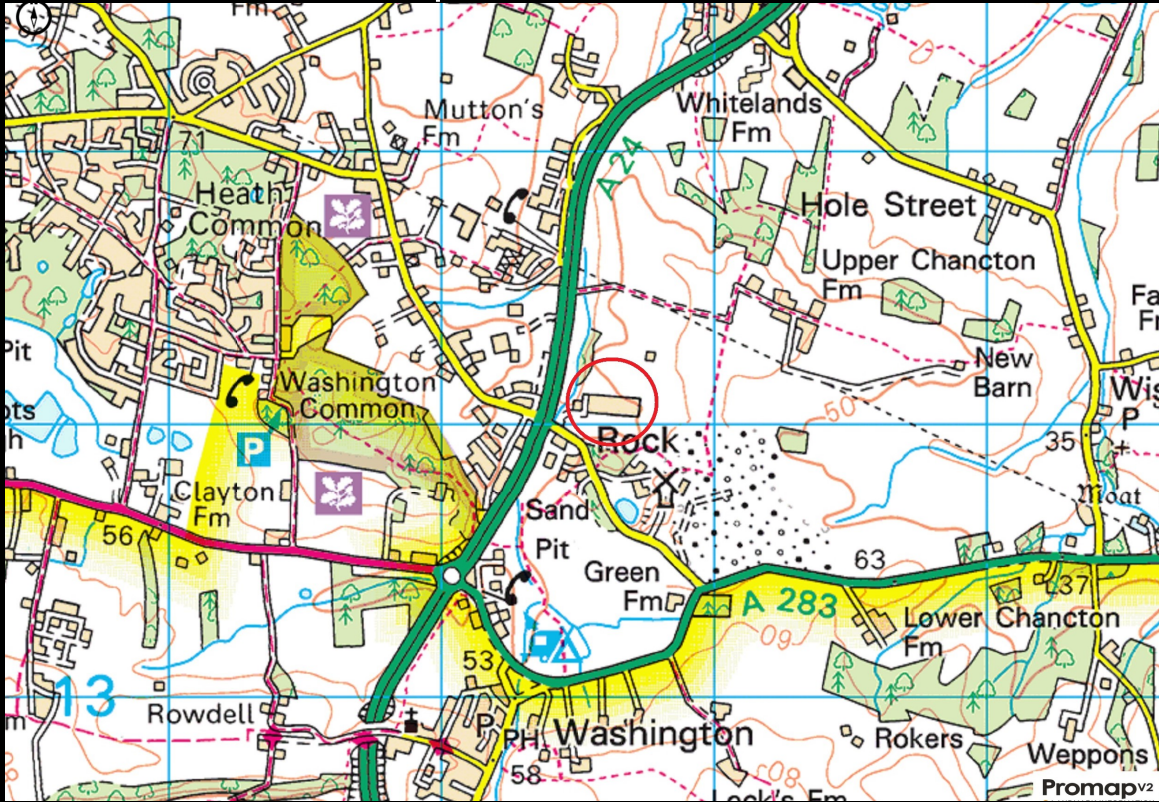


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