

A24 CORRIDOR - WORTHING 8 MILES / BRIGHTON 16 MILES

# WAREHOUSE / BUSINESS UNIT

2,520 ft<sup>2</sup> / 234 m<sup>2</sup>

# TO LET



**UNIT B1 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 B1 is an attractive end of terrace unit, facing the entrance to the business park. There is feature glazing on the front and part side elevation to allow tenant provision of office / showroom if required. Features include an eaves height of approx. 16' / 5m, strip lighting and a 3 phase electricity supply. There is a private car parking allocation, along with loading area and shared use of additional visitor parking.

<b>Ground Floor</b>	warehouse / production area WC	2,520 ft <sup>2</sup>	234 m <sup>2</sup>
<b>Exterior</b>	5 private car parking spaces plus loading area and shared use of communal visitor parking.		

## Terms

Unit B1 is **TO LET** on a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of **£34,000 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** £26,000      **EPC** A 19

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



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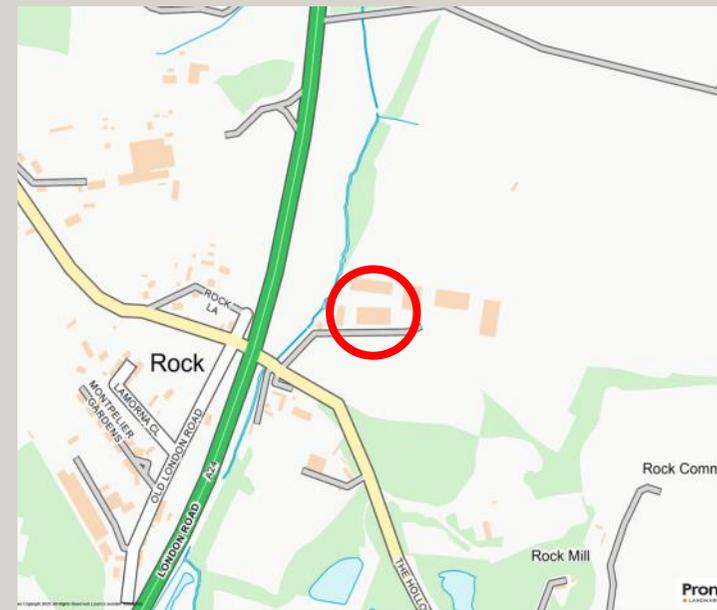
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amenities and services not tested  
measurements are approximate and gross internal

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