



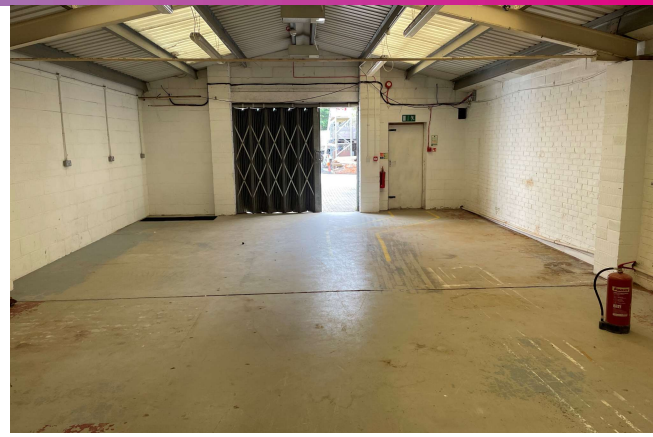
**INDUSTRIAL / STORAGE
/ OFFICE**

895 Sq Ft
(83 Sq M)

RENT: £10,500 Per Annum

Ground Floor Storage / Light Industrial Unit

- + Situated in Popular Ferring Village
- + Ideally Suit Light Storage Usage
- + Concertina Loading Door, Concrete Flooring, Strip Lighting & Single Phase Electricity
- + Flexible Lease Terms Available
- + Available For Immediate Occupation
- + Viewing Highly Recommended



Location

The property is located off Sea Lane and forms part of the Kingsley Group site in the heart of Ferring village. Other occupiers within the immediate vicinity include Co-Op, Ferring Dental Surgery, Ferring Community Centre, Ferring FC and a variety of independent retailers, restaurants and office occupiers. Ferring is an affluent village in the Arun district with easy access to the A259 & A27 roads. The popular seaside town of Worthing is approx 3 miles to the east, the Cathedral city of Chichester is 18 miles to the west and the market town of Horsham 18 miles to the north.

Description

An opportunity to lease a ground floor storage / light industrial unit in the popular village of Ferring, West Sussex. Historically the space has been used for a variety of commercial uses however the space is ideal for storage use with minimal requirements for deliveries. Other commercial uses may be considered depending on usage and status. Please note automotive businesses would not be considered on this site. The property benefits from 9ft x 8ft concertina door, concrete flooring, strip lighting, ample electrical points (single phase), burglar alarm (not tested) and separate pedestrian entrance door.

Accommodation

Floor / Name	SQ FT	SQM
Store / Warehouse	895	83
Shared WC	-	-
Total	895	83

Terms

The property is available by way of a new flexible FR&I Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £7,600. It is therefore felt that interested parties could be eligible for 100% small business rates relief however interested parties are asked to make their own enquiries with Arun District Council.

Summary

- + **Rent** - £10,500 Per Annum Exclusive
- + **VAT** - Is To Be Charged On The Rent
- + **Deposit** - 3 Months Rent
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - D(87)

Viewing & Further Information

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