



**INDUSTRIAL / TRADE
COUNTER / WAREHOUSE**

4,866 – 8,191 Sq Ft
(452 - 761 Sq M)

RENT: £53,526 Per Annum

Modern Warehouse Unit with Allocated Parking Close To A27 Trunk Road

- + Situated on Small Private Estate in Sompting, West Sussex
- + Eaves Height of 5.5m
- + Available By Way of New Lease From December 2024
- + Suit Variety of Commercial Occupiers (stpc)
- + Approx 3.325 Sq Ft Mezzanine Available (if required)
- + Warehouse & Office Accommodation
- + Allocated On-Site Parking



Location

The unit is situated along Rectory Farm Road in Sompting, West Sussex which is a 1/4 of a mile south of the A27. The unit forms part of a small private industrial estate comprising of 9 units close also to the A259 main coast road and approximately one mile from the centre of Lancing village. The popular seaside town of Worthing is two miles to the west and the city of Brighton & Hove is approximately 10 miles to the east. Lancing railway station with its regular services along the coast and north to London Victoria (journey time of 1 hour and 20 minutes) is located 1.3 miles to the south.

Description

The unit forms part of a terrace of industrial built warehouse units of steel portal frame construction with brick / block walls and profile steel cladding elevations. The unit benefits from generous onsite parking and loading facilities, other features include eaves height of approx 18 Ft, concrete flooring, LED lighting, roller shutter door and three phases electricity supply. The property currently has an additional 3,000 Sq Ft of mezzanine flooring which could be included within the Lease if required by a Tenant.

The unit provides flexible business space and would suit a variety of warehouse, trade or industrial uses, subject to gaining any necessary planning consents.

Accommodation

Floor / Name	SQ FT	SQM
Warehouse	4,245	394
Office	621	58
Mezzanine Level (if required)	3,325	309
Total	8,191	761

Terms

The property is available by way of a new effective FR&I Lease for a term to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £35,250. Interested parties are asked to contact Adur & Worthing Council to verify the above information.

Summary

- + **Rent** - £53,526 Per Annum Exclusive
- + **VAT** - To Be Charged
- + **Service Charge** - Further Details Available Via Landlords Agents
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - D(83)

Viewing & Further Information

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