

NEW TO MARKET



Unit 6

Brookside Business Park Brookside Avenue, Rustington Trading Estate, Rustington,
BN16 3LP

Modern Industrial/Warehouse Unit

1,500 sq ft
(139.35 sq m)

- End of Terrace Unit
- Modern Well Regarded Estate
- Potential For 100% Rates Relief
- 7.2m Max Height/6.1m Eaves
- Parking/Loading
- 3 Phase Power

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Description

The Brookside Business Park is a popular modern estate. Unit 6 occupies an end of terrace position. Construction is of steel frame with brick/insulated steel cladding elevations under an insulated metal sheet roof with rooflights.

The Unit comprises a ground floor workshop/store approx 15m long by 9.3m wide. Specification includes LED lighting, 3 phase power & a level concrete floor. Access is provided through a glazed personnel door & loading is via a full height roller shutter door.

Externally, allocated parking is provided in conjunction with ample on street parking nearby.

Location

Located on the established Rustington Trading Estate 6 miles west of Worthing and 2 miles east of Littlehampton. Access is via the A259 coast road approximately 3 miles south of the main A27 east/west trunk road.

Brookside Business Park is accessed directly off Brookside Avenue.

SAT NAV: BN16 3LP

Rent

£15,950 per annum exclusive

Terms

Available on a new lease for a term to be agreed. Please contact us to discuss.

Rent exclusive of vat, estate service charge, building insurance contribution, business rates (where charged) and own running costs.

A suitable Rent Deposit maybe required dependent on tenant status.

Use

Warehouse/Industrial uses considered.

No motortrade or leisure uses will be considered.

Estate Charge/Buildings Insurance

We are advised that the current Estate Charge is £341.53 + vat payable half yearly.

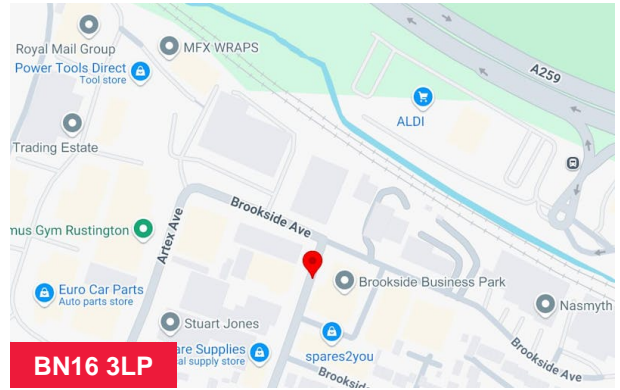
Buildings insurance contribution is currently £1,300 annually.

Legal Costs

Both parties to pay their own costs incurred.

Viewings

Strictly by prior appointment with sole agent Brierley and Coe. Please call 01903 372000



Summary

Available Size	1,500 sq ft
Rates Payable	£4,740.50 per annum Source Valuation Office. The unit may qualify for 100% rates relief subject to eligibility. Tenants advised to verify via Arun Council.
Rateable Value	£9,500
VAT	Applicable
EPC Rating	C (72)

Viewing & Further Information

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