



**INDUSTRIAL /
WAREHOUSE / STORAGE**

3,425 Sq Ft
(318 Sq M)

RENT: £15,000 PER ANNUM

Light Industrial /
Warehouse Unit
With
Private Yard /
Parking Area To Let

- + Situated On Private Farm Site Off A259 Road
- + Superb Transport Links Situated Close-By
- + Light Industrial / Warehouse Unit With Private Yard
- + Available On New Lease Terms
- + Suit Variety Of Commercial Businesses (STPC)
- + Rare Opportunity
- + Viewing Highly Recommended



Location

Rookery Farm occupies a highly accessible position on the outskirts of Bognor Regis, one of West Sussex principle coastal towns. The property benefits from excellent road connections, with convenient access to the A29 and A27, providing direct links to Chichester, Worthing, Arundel and the wider South coast road network. Bognor Regis town centre is located a short distance away, offering a comprehensive range of retail, leisure and banking facilities together with mainline railway station providing regular services to London Victoria, Brighton and Portsmouth. The surrounding area comprises a mix of established commercial, agricultural and residential uses making Rookery Farm an attractive location for a variety of business occupiers seeking a well connected semi rural setting.

Description

Comprising of a stand alone light industrial unit with external hard standing yard area to front.

The unit is accessible by way of electric roller shutter and pedestrian door and comprises of an open plan light industrial unit suitable for a variety of commercial uses (please note automotive businesses will not be considered). The unit benefits from concrete flooring, 3 phase electrics, strip lighting, 12'6 x 9'2 electric roller shutter door and is ready for immediate tenant occupation. Externally there is a large hard standing yard area suitable for either parking or storage. An in-going tenant would have access to the communal farm WC's.

This is seen as an idea opportunity for a new or expanding business to lease a well presented industrial premises with relatively low overheads and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Unit	525	49
Yard	2,900	269
Total	3,425	318

Terms

The premises are available on lease terms for a minimum term of 3 years. The lease will be taken outside the security and provisions of the 1954 Landlord and Tenant Act Part 2 as amended. With further details available upon request.

Business Rates

The unit is yet to be rated by the Valuation Office Agency (VOA) and therefore interested parties must make their own enquires and satisfy themselves in regards to any rates. If its felt that small business rates relief could apply subject to a tenants status, however parties are to satisfy themselves before committing to taking on any formal lease.

Summary

- + **Rent** - £15,000 Per Annum Exclusive
- + **VAT** - To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - TBC
- + **AML** - in accordance with Anti-money laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together evidence /proof Identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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