

NEW TO MARKET



Unit 21 The Vinery

A27 Arundel Road, Poling, BN18 9PY

Single storey Industrial & Storage Unit

3,000 sq ft
(278.71 sq m)

- Highly Competitive Rent
- Directly off Main A27
- Potential For Rates Relief (STS)
- Secure Well Managed Estate
- Popular Warehouse/Workshop Destination
- Ready To Occupy End March 2026

Unit 21 The Vinery, A27 Arundel Road, Poling, BN18 9PY

Description

PLEASE NOTE: No motortrade or leisure uses considered.

Unit 21 is located at the rear terrace of The Vinery.
A single storey unit with a steel frame + thick insulated polyuerathane roof and profiled steel elevations. Access is via a loading door and personnel door to the front. Internally, the unit has fluoresent lighting and power supply (upgradeable to 3 phase by seperate arrangement). Water and drainage is available to the rear.
The Vinery is a secure well managed estate. Large estate overflow car parks and washroom facilities are also present.

Please note that the estate does have some restrictions on vehicle movements outside of 0600-20.00 hrs Mon-Fri, 0700-13.00hrs Sat and no movement Sunday or Bank Holidays.

Suitable for clean workshop & storage uses.

Landlord maintains the roof structure.

Please Note: image shown of identical empty unit is for illustrative purposes only. Unit 21 will be fully vacated prior to any new occupation.

Location

Well located directly off the main A27 east/west trunk road approximately 2 miles east of Arundel and 2 miles west of Worthing.

Sat Nav postcode: BN18 9PY

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse/Storage	3,000	278.71	Available

Terms

Available on a new lease for a minimim term of 3 years (5 years also available). Details on application.

Rent

£14,500 per annum exclusive of vat, rates (where charged), service charge & own running costs. Rent payable via Direct Debit.

Business Rates

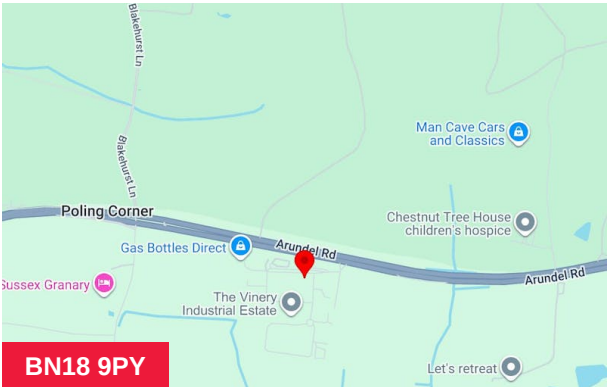
May qualify for rates relief subject to tenant status. Interested parties are advised to contact Arun District Council to verify.

Legal Costs

Each party to pay their own costs incurred.

Viewings

By appointment with Brierley & Coe. Please call 01903 372000



Summary

Available Size	3,000 sq ft
Rent	£14,500 per annum exclusive
Rates Payable	£5,988 per annum Estimate only.Rates relief maybe available from Arun District Council. Applicants are advised to contact the Council directly to confirm.
Rateable Value	£12,000
Service Charge	£865 per annum Current 2026 charge net of vat.
VAT	Applicable
EPC Rating	Upon enquiry

Viewing & Further Information

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