

TO LET

**OPEN AND COVERED STORAGE
AVAILABLE ON FLEXIBLE TERMS
1,070 SQ M // 11,517 SQ FT**

Land at Graitree House, London Road, Albourne, BN6 9BJ



For Indicative Purposes Only

Summary

Rent	£25,000 per annum
Business Rates	Upon Enquiry
EPC Rating	EPC exempt - No building present

Location

The land is situated in Albourne, a semi-rural location with good road access across the Southeast. Positioned just off the A23, the property benefits from connections northbound to London via Crawley and Gatwick airport and southbound to Brighton and other coastal areas. London Road links into surrounding villages and routes such as the A272 at Bolney which provides east-west access across West Sussex.

Description

The site comprises a predominantly level, open yard, largely surfaced with MOT fill/road planings accessed via a single track road leading from London Road.

There is a single, standalone temporary structure on site providing basic office accommodation which benefits from spot lighting, UPVC double glazed windows and plywood flooring.

Accommodation

The land comprises the following approximate areas:

Description	sq ft	sq m
Open Storage to include office and polytunnels	11,517	1,069.96

Terms

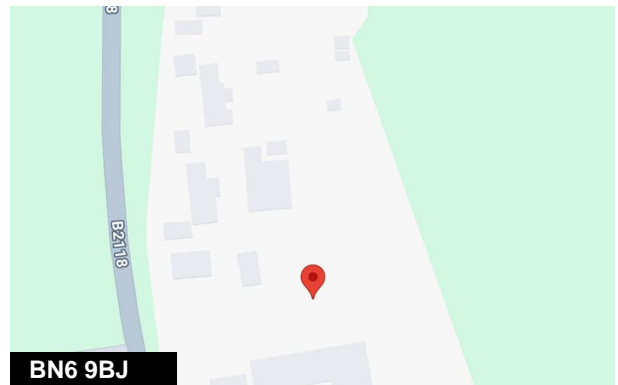
A new lease or license is available on terms to be agreed. The land may be divided into smaller plots, subject to agreement.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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