



TO LET

Industrial / Warehouse Unit

UNIT 4
**BROOKSIDE
AVENUE**

RUSTINGTON, BN16 3LF

28,407 SQ FT
2,639 SQ M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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BROOKSIDE AVENUE, UNIT 4 RUSTINGTON, BN16 3LF

PROPERTY DETAILS

ACCOMODATION

	SQ FT	SQ M
GROUND FLOOR OFFICES	1,716.5	159
1ST FLOOR OFFICE	1,716.5	159
WAREHOUSE	24,974	2,320
TOTAL	28,407	2639

The property comprises a detached warehouse of steel portal frame construction, featuring blockwork and profiled steel-clad elevations beneath a pitched roof with integrated rooflights. A two-storey office block is positioned along the southern elevation of the building. The warehouse benefits from loading doors on both the eastern and western elevations.

Externally, there is a substantial secure yard extending to approximately 22,000 sq ft (0.5 acres), together with additional allocated parking.

The unit is versatile and well-suited to a variety of uses - including trade counter, warehousing, storage or distribution - subject to the landlord's consent and any required planning approvals.



0.5 ACRE
SUBSTANTIAL
SELF CONTAINED
YARD



GROUND AND
FIRST FLOOR
OFFICES



LOADING DOORS
AT EAST AND
WEST ELEVATIONS



EXCELLENT
ACCESS TO A259



3 PHASE
POWER & GAS



MIN EAVES
HEIGHT 5.76M



ALLOCATED
PARKING



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PROPERTY LOCATION

Rustington is located six miles west of Worthing and two miles east of Littlehampton on the West Sussex coast. Access to the Rustington Trading Estate is via the A259 coast road approximately three miles south of the main A27 east/west trunk road.

Unit 4 is located at the eastern most end of Brookside Avenue in a cul de sac position adjacent to the railway line.

CONNECTIONS

	Miles	Time
A259	0.6	3 mins
A27	2.7	8 mins
BRIGHTON	18	45 mins
GATWICK AIRPORT	38.1	50 mins
LONDON (M25)	44.6	55 mins
PORTSMOUTH DOCKS	31.3	46 mins
SO'TON DOCKS	47.6	1hr 15



SAT NAV: BN16 3LF



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BROOKSIDE AVENUE , UNIT 4 RUSTINGTON, BN16 3LF

FURTHER INFORMATION

TERMS: The property is available to let on a new full repairing and insuring lease, for a term to be agreed.

RENT: Price on application.

VAT: Applicable.

RATEABLE VALUE: £174,000

LEGAL COSTS: Each party to pay their own legal costs if incurred.

EPC: D (91).

AML

In accordance with current Anti-Money Laundering regulations, prospective tenants will be required to provide satisfactory proof of identity, prior to the completion of any lease agreement. This process is carried out in line with the requirements of the Money Laundering Regulations 2017 (as amended) and other relevant legislation.

AGENT DETAILS



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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

OWNED AND MANAGED BY:

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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