

TO LET

Industrial / Warehouse Unit

UNIT 4 BROOKSIDE AVENUE

RUSTINGTON, BN16 3LF

28,407 SQ FT
2639 SQ M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk



PROPERTY
DETAILS

ACCOMODATION	SQ FT
GROUND FLOOR OFFICE	1,716.5
1ST FLOOR OFFICE	1,716.5
WAREHOUSE	24,974
TOTAL	28,407

The property comprises a detached warehouse of steel portal frame construction with block and profile steel clad elevations under a pitched roof incorporating rooflights. There is a two-storey office on the southern elevation along with a mezzanine that provides additional office space.

The property benefits from loading doors at both east and west elevations of the building. There is a substantial secure yard of approximately 22,000 sq ft (0.5 Acres) with further allocated parking for approximately twenty vehicles.



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 FOR 32
VEHICLES



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



INDUSTRIAL UNIT TO LET | **BROOKSIDE AVENUE, UNIT 4**

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FURTHER INFORMATION

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

RENT: On application.

RATEABLE VALUE: £137,000

RATES PAYABLE: £74,802 per annum

VAT: Applicable.

LEGAL COSTS: Each party is to be responsible for their own legal costs incurred in any transaction.

EPC: EPC rating of D (91).

AVAILABLE SIZE: 28,407 SQ FT

AVAILABLE ON NEW FRI LEASE

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

AGENT DETAILS

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OWNED BY:



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Rustington, BN16 3LF

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



Rustington House, Worthing
Road, Rustington, West Sussex,
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