

**UNDER OFFER**



## **Orchard Estate**

Units 6 & 7 Orchard Estate, Fitzalan Road, Arundel, BN18 9JS

### **Business/Studio Unit With Parking**

**640 sq ft**  
(59.46 sq m)

- Suit Office or Clean Business/Studio Use
- Riverside Location & Easy Access to Main A27
- Potential 100% Business Rate Relief (STQ)
- Air Conditioned (Heating & Cooling)
- On-Site Private Parking

# Orchard Estate, Units 6 & 7 Orchard Estate, Fitzalan Road, Arundel, BN18 9JS

## Description

The property comprises an end of terrace of single storey business unit suiting a variety of uses (subject to planning and landlord's consent) including offices, clean industrial and storage.

The units are brick built with double glazed upvc windows & doors under a pitched slate roof. Access is via a personell door.

Externally, parking is provided.

Internally, the unit is arranged as two interconnecting rooms of similiar size. The specification includes air conditioning (heating & cooling) carpeting, surface mounted lighting, kitchenette, single wc & window blinds. The approximate height to the underside of the ceiling is 2.5m.

## Location

Fitzalan Road is located in central Arundel. The unit is located midway along Fitzalan Road directly opposite Fitzalan Mews & overlooking the River Arun. Arundel offers excellent road communications and is situated on the main A27 east/west trunk road. Arundel Station offers regular services to Worthing/Brighton/London and west to Portsmouth and Southampton. SAT NAV: BN18 9JS

## Accommodation

Name	sq ft	sq m	Availability
Ground - Office/Studio	640	59.46	Available

## Terms

A new lease is available for a term to be negotiated (minimum 3 years). Details on request.

## Rent

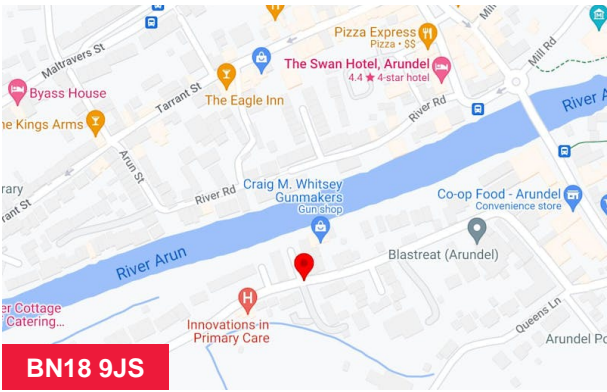
£8,995 per annum exclusive of vat, rates (where charged), estate charge, buildings insurance contribution & own running costs.

## Legal Costs

Each party to pay their own costs incurred.

## Viewings

By prior appointment with sole agent Brierley & Coe. Please call 01903 372000



## Summary

Available Size	640 sq ft
Rent	£8,995 per annum
Rateable Value	£7,700
	Estimate only. May qualify for 100% Relief subject to status. Verify with Arun DC.
VAT	Applicable. On all sums quoted.
EPC Rating	B (37)

## Viewing & Further Information

**Paul Brierley**  
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