



Yapton Lane

Walberton, Arundel, BN18 0AS

Small Secure Compound

1,500 sq ft
(139.35 sq m)

- £525 + vat Per Month
- Secure Gated Estate
- Level Fenced/Gated Plot
- Ready to Occupy
- New Licence Available

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Description

The Tokar Industrial Estate offers a secure and well managed environment to its tenants. The estate comprises a number of varying size units in a gated/fenced compound. The compound comprises a regular area of hardstanding with fences on all sides. Access is via 4m wide wooden gates at the front.

Floor Area (Approx GEA)

1,500 sq ft (144 sq.m) 59 ft deep x 26 ft wide

Location

The Tokar Industrial Park is located in Walberton nr Yapton close the the main A27 east/west trunk road.

Chichester is 8 miles to the west, Arundel 4 miles and Worthing 12 miles to the east.

Access is off Yapton Lane between the Avisford Hilton and the railway line. Ford and Barnham mainline railway stations are within 5 and 7 minutes drive respectively.

Terms

A new Licence Agreement for a term to be negotiated.

Rent

£525 pcm + vat.

Rent exclusive of business rates (where charged) & Estate Service Charge (£35.00 + vat pcm).

Rent Deposit

A Rent Deposit will be required.

Use/Hours of Use

Clean open storage uses only.

No motortrade.

Estate working hours: 0700 -19.00 hrs Mon-Fri/0700 -13.00 hrs Sat/none Sunday

Legal Costs

Each party to pay their own costs incurred

Viewings

By prior appointment.



Summary

Available Size	1,500 sq ft
Rent	£6,300 per annum Exclusive of VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£35 per month
EPC Rating	EPC exempt - No building present

Viewing & Further Information

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