

TO LET

**SELF-CONTAINED WAREHOUSE WITH SECURE YARD
1,553.44 SQ M (16,721 SQ FT)**

East Preston Depot, Station Road, East Preston, BN16 3AA



For illustration
purposes only.
Not to scale

Summary

| | |
|-----------------------|--|
| Available Size | 16,721 sq ft |
| Rent | £95,000 per annum exclusive. (Offers in excess of) |
| Business Rates | £89,500 with a UBR of 55.5 p in £ |
| EPC Rating | D (93) |

Location

The property is situated on the northern side of Station Road, immediately adjacent to Angmering railway station and just south of the A259 Roundstone bypass. The property is within an established business/trading estate. The A27 and A29 are accessible nearby and Worthing town centre is just over three miles to the east and Littlehampton just over two miles to the west.

Description

The site which was formerly occupied by a Building Merchant comprises a large detached warehouse building currently configured to provide a ground floor trade counter with storage mezzanine above, together with a full-height storage area, offices and welfare areas. An inter-linked extension has been added to the rear currently providing undercroft parking/storage and a covered storage area at ground floor together with a separate showroom / offices at first floor. The site benefits from two yard areas offering open-storage and ample parking, along with a further warehouse building offering two semi-detached separate store areas. The whole site is secured with palisade fencing.

Specification

- Solid concrete floors
- Large 3 phase electricity supply
- Gas supply
- Min eaves height 21'
- 2 x roller shutter doors at each end of the warehouse area

Accommodation

The total site area comprises 0.68 acres (0.28 hectares). Accommodation comprises the following approximate gross internal areas:

| Description | sq ft | sq m |
|---------------------------------|---------------|-----------------|
| Main Trade Counter Warehouse | 6,836 | 635.09 |
| Mezzanine & Stores/Offices | 3,139 | 291.62 |
| Rear Undercroft Storage/Parking | 2,504 | 232.63 |
| First Floor Showroom/Offices | 2,792 | 259.39 |
| Semi-Detached Warehouse | 1,450 | 134.71 |
| Total | 16,721 | 1,553.44 |

Lease

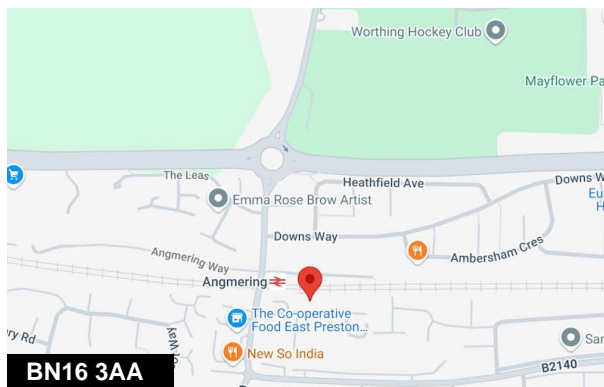
A new lease is available on terms to be agreed.

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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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.





NOTES:
1. DO NOT SCALE FROM THIS DRAWING.



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| REV. | DESCRIPTION | BY | DATE |
|------|-------------|----|------|
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JOB TITLE:
EAST PRESTON DEPOT
STATION ROAD
EAST PRESTON

DRAWING TITLE:
SITE PLAN
PLAN 3

SCALE: 1:50 @ A3

PROPERTY: LM 3081

DRG. No.: 001 REV: -

DRAWN BY: LW

TRACED BY:

CHECKED BY: SC

DATE: 23rd August 2018

Lloyd Wilson
Assistant Surveyor
Arun District Council
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