



## Plot 2

The Vinery, A27 Arundel Road, Poling, BN18 9PY

### **Large Secure Open Storage Compound Off Main A27**

**0.65 Acres**  
(0.26 Hectares)

- Occupation Q1 2024
- Directly Off Main A27
- Level Surfaced Plot
- Fenced/ Gated
- Secure Estate With Main Gate Control

# Plot 2, The Vinery, A27 Arundel Road, Poling, BN18 9PY

## Description

A 0.65 acre (28,234 sq ft approx) level compound available to open storage operators.

The plot has a level surface & is of regular shape. Plot shown on accompanying/downloadable site plan edged red. It is fenced & gated & has services on site.

The compound is situated to the rear of the popular Vinery Industrial Estate located between Worthing & Arundel. The estate benefits from a newly opened inner access road suitable for large commercial vehicles.

PLEASE NOTE: all buildings shown in photos are being removed by the outgoing tenant.

PLEASE NOTE: Hours of Use: 0700-18.00 hrs Mon-Fri, 0700-13.00 hrs Sat & no working Sunday or Bank Holidays.

## Location

The Vinery is very well located directly off the main A27 east/west trunk road offering fast east/west travel.

Access is via secure main gate control & the main estate is fenced offering a secure well managed environment for tenants.

SAT NAV: BN18 9PY

## Terms

A new lease is available in Q1 2024. Possibly earlier by arrangement.

Rent: £53,080 per annum exclusive of vat, own running costs & business rates (where charged).

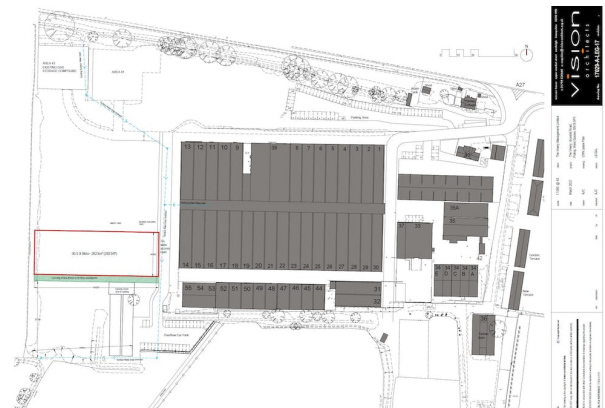
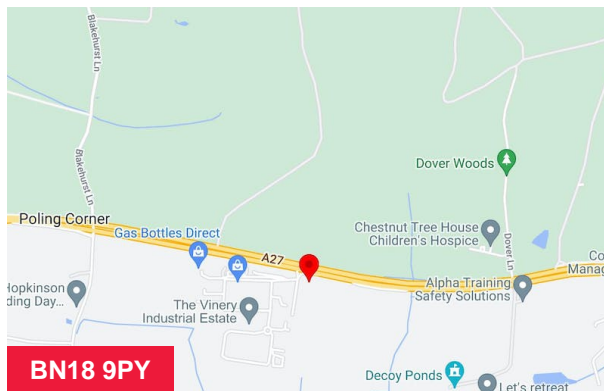
A rent deposit will be required.

## Legal Costs

Each party to pay their own costs incurred.

## Viewings

By prior appointment with agents Brierley & Coe. Please call 07980 019008



## Summary

<b>Available Size</b>	0.65 Acres
<b>Rent</b>	£53,080 per annum
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - No building present

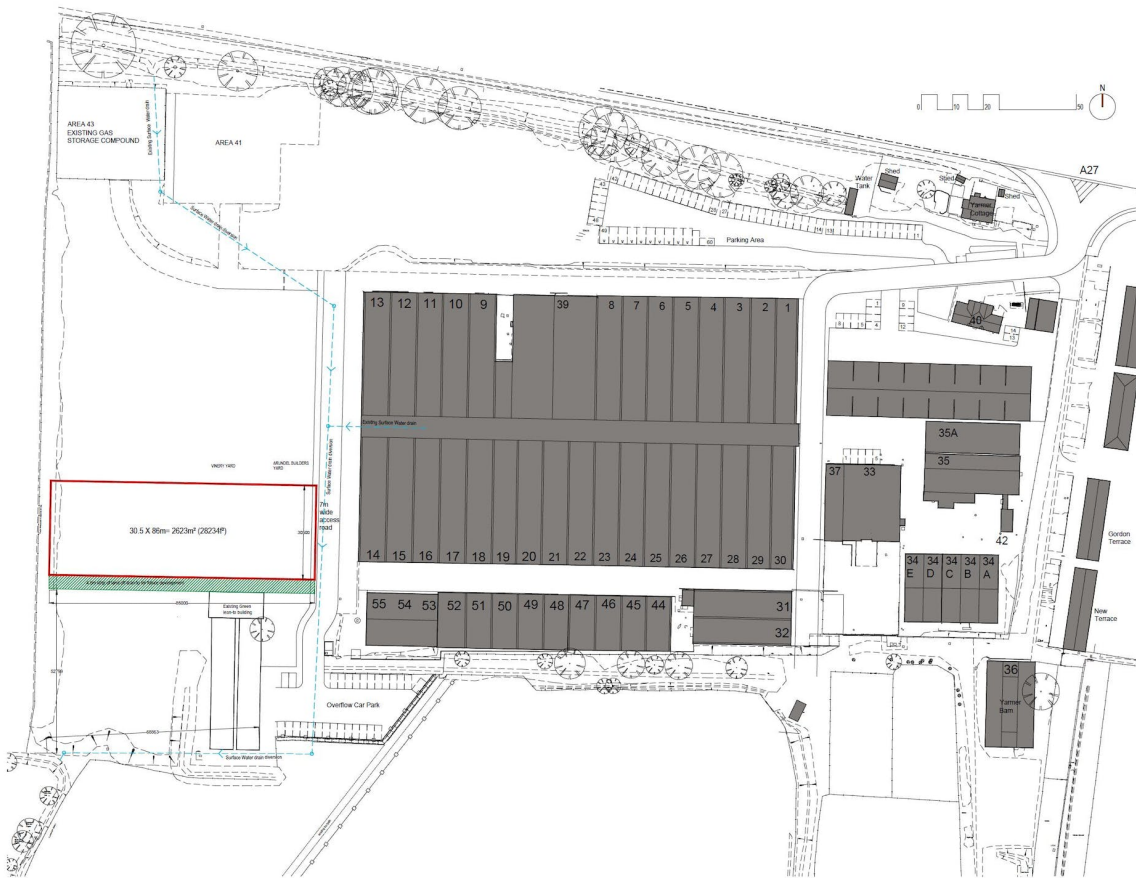
## Viewing & Further Information

**Paul Brierley**

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