



Arden Grange

London Road, Albourne, BN6 9BJ

Warehouse & Offices with large yard & car park

21,220 sq ft
(1,971.40 sq m)

- Accessible location
- Warehouse with integral offices
- Competitive rent level
- 4.7m eaves rising to 6.2m
- Redecorated office

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Summary

Available Size	21,220 sq ft
Rent	£9.50 per sq ft
Business Rates	The property will need to be reassessed for the 2025 RV. Interested parties are advised to contact Mid Sussex District Council 01444 458166 to verify this information
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Location

The property is situated in a very accessible location just off the A23 at Albourne. Situated on the east side of the London Road (to the south of Albourne village) the former Fed-Ex warehouse is set back from the road in a secure location.

Access to the A23 is just 1 mile away on the Albourne junction, providing swift access to Brighton and the A27, and A23 northbound is 2.5 miles north at Sayers Common.

For exact location use [what3words scooter.landlords.lemmings](#)

Description

This former Fed-Ex unit at Arden Grange is accessed via a secure gated entrance and provides a good condition warehouse benefitting from excellent natural light and high level lighting, under a pitched profile steel roof. The two storey office accommodation is situated within the warehouse and have been redecorated benefitting from new carpeting, air conditioning, recessed lighting, plus male and female wc's on both level.

There is an unusually large secure yard to the rear of just under 0.5 acre, plus an additional gravel surface area for parking. Please note that access to both the yard and car park is through the warehouse unit. On the ground floor there is a staff canteen area, separate store and the warehouse benefits from 3 electric loading doors (1 to the front and 2 to the yard), min 4.7m eaves and there is a gas supply to the building.

Lease

The unit is available on a new lease for a term to be agreed.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

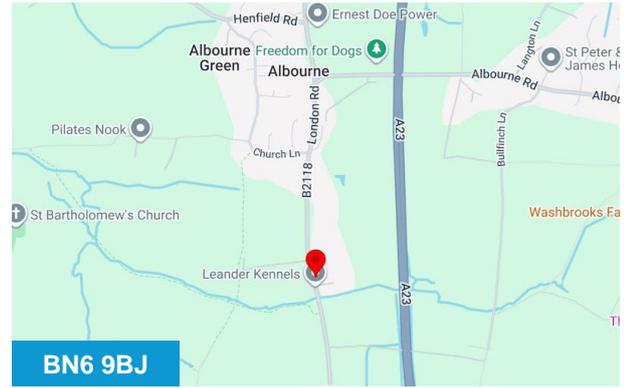
Specification

- Secure access and site
- Large yard plus additional parking
- Three phase power
- Staff kitchen / break out area

Accommodation

The approximate gross internal floors areas are as follows;

Floor/Unit	Description	sq ft	sq m
Ground	Warehouse	19,395	1,801.85



Viewing & Further Information



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Floor/Unit	Description	sq ft	sq m
1st	Office	1,825	169.55
Outdoor	External Yard	17,100	1,588.64
Total		38,320	3,560.04

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



