



## Modern Refurbished Warehouse Premises with Parking To Let

2b Rectory Farm Road, Sompting, West Sussex, BN15 0DP

**£45,000 per annum**

4866 Sq Ft

Michael  
**Jones**  
& Company

## 2b Rectory Farm Road, Sompting, West Sussex, BN15 0DP

### Location

The unit is situated in Rectory Farm Road which is approximately ¼ south of the A27 via Western Road in Lancing. The unit forms part of a small private gated development made up of light industrial units. The estate is close to the A259 coast road and within approximately 1 mile of the centre of Lancing itself. Worthing is 2 miles to the west and the city of Brighton & Hove and is approximately 10 miles to the east.

### Description

The unit forms part of a terrace of modern industrial units of steel portal frame construction with brick/block walls and part profile steel cladding elevations. The unit benefits from generous on site parking and loading facilities and would suit a variety of storage, distribution or light industrial uses subject to gaining any necessary consents. The unit benefits from concrete flooring throughout, 18' eaves height, 3 phase electricity, kitchen and washroom facilities, manual up and over roller shutter door and is ready for immediate tenant fit out. There is a first floor mezzanine that can be included if required.

### Accommodation

The property has the following approximate gross internal floor measurements:

Ground Floor Warehouse	4245 sq ft
Ground Floor Office	621 sq ft
Mezzanine (if required)	3325 sq ft

**Total Area (excluding mezzanine) 4866 sq ft**

### Tenure

The unit is available to let on a new effective FR&I lease with terms to be negotiated and agreed.

### Agents Note

Michael Jones & Co are marketing the adjoining unit (2c) which provides a further 6844 sq ft. Further details available to interested parties on request.

### Rent

£45,000 per annum - this will be exclusive of VAT, business rates, estate service charge and buildings insurance premium and will be subject to rent reviews at 5 yearly intervals.

### Hours of Use

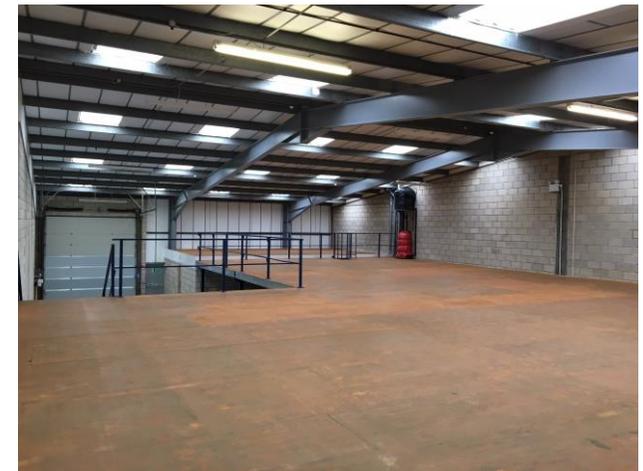
The site benefits from 24 hour working however, it should be noted that loading and unloading of goods vehicles and industrial processing is not permitted outside the hours of 8am - 6pm Monday to Friday and between 8am and 1pm on a Saturday. There is no working on a Sunday. Further details upon request

### EPC

An EPC is available upon request.

### Service Charge

A service charge is levied for the maintenance of the common ways and landscaping with further details available upon request.



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### Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £22,837. Interested parties are asked to contact Adur & Worthing Councils Business Rates Department direct on 01903 221061 to ascertain any relief or redemption that may be available.

### Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

### Viewing

Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement



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