



ESTATE SAW MILL, LONDON ROAD, ARUNDEL, WEST SUSSEX, BN18 9AU

- **INDUSTRIAL UNIT, YARD AND ADJOINING OFFICES TO RENT**
- **AVAILABLE ON FLEXIBLE TERMS.**
- **5,381 SQ FT (499.91m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated close to the A284 Arundel Relief Road on the southern outskirts of Arundel. The property is located close to Arundel Park and the Arundel Castle Cricket Ground.

Chichester, Worthing and Horsham are all easily accessible as is the south-east motorway network and rail connections are available close by at Arundel mainline railway station.

Description

The property comprises a timber framed former Saw Mill. To the front there is a large yard area with a raised loading platform. The building benefits from mains water, concrete floor, fluorescent strip lighting and a three phase electricity supply.

There is a single storey self contained office with additional storage adjacent to the Mill. The premises benefit from a kitchen and WC facilities.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

Floor Areas

We have measured the offices to have the approximate gross internal floor areas:

	Sq m	Sq ft
Offices & Stores	134.70 m ²	1,450 sq ft
Warehouse Ground	343.18 m ²	3,694 sq ft
Warehouse 1 st floor	22.01 m ²	237 sq ft
Total Floor Area	499.91 m ²	5,381 sq ft

Terms

A new internal repairing and insuring lease for a term to be agreed.

VAT is chargeable on the terms quoted.

Rent

£25,000 per annum exclusive.

Rates

The rateable value needs to be re-assessed.



Legal Fees

Each party to be responsible for their own legal expenses.

EPC Rating

An EPC has been ordered and will be available shortly.



STRICTLY BY APPOINTMENT WITH LETTING AGENTS

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