



WORKSHOP/STUDIO TO LET

- Secure Gated Access
- Suit a Variety of Different Uses STNC
- Forecourt Parking

Interested in this property? Please contact us on 01903 792785

WORKSHOP/STUDIO, HILLVIEW BUSINESS PARK, LITTLEHAMPTON ROAD, FERRING, WORTHING, WEST SUSSEX, BN12 6PG

Location

Hillview Business Park is conveniently located along Littlehampton Road on the main A259 Littlehampton to Worthing road and in turn has ease of access onto the A27 and A24 trunk roads. The site is situated approx. 5 miles to the north east of Worthing and 6 miles to the east of Littlehampton. Goring train station is approx. 0.8 miles.

Description

An ideal workshop/studio space available within Hillview Business Park, Ferring. The open plan space is accessed via two double 8ft loading doors with the addition of a side pedestrian entrance and forecourt parking.

Further benefits include secure gated access and 100% rate relief.

Additional parking available by negotiation.

The pitched roof measures a max. eaves height of 2.59m.

Access hours - 08:00-18:00 Monday to Friday and 08:00-13:00 Saturdays.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Workshop	534.89	49.69
Total floor area:	534.89	49.69

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £8,500 per annum, exclusive.

Business Rates

Business rates to be assessed.

EPC

An EPC has been requested.

VAT

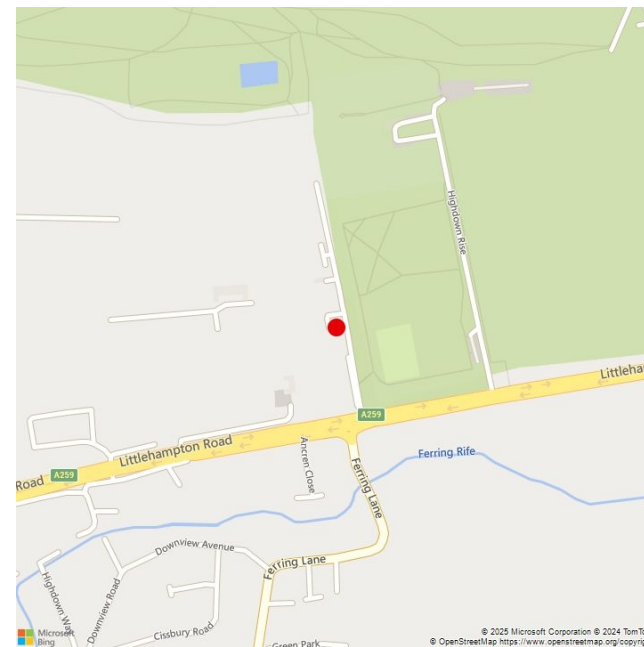
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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