



STORAGE YARD TO LET

- Suit a Variety of Different Uses STNC
- Fully Enclosed and Gated
- Includes Workshop & Cabin

Interested in this property? Please contact us on 01903 792785

DAPPERS YARD, DAPPERS LANE, ANGMERING, LITTLEHAMPTON, WEST SUSSEX, BN16 4EN

Location

Situated in Dappers Lane in the popular, expanding village of Angmering, located between Littlehampton and Worthing, the yard offers good access to surrounding areas via the nearby A259 and A27 trunk roads. The nearest mainline station is Angmering, approximately 1.6 miles away, and bus services run nearby.

Description

A secure, gated yard situated on Dappers Lane, Angmering, predominantly laid to gravel, offering open storage space, a workshop, and an office cabin. Additional features include double gated access, electricity and water supply, and 24-hour access.

The site is suitable for a range of uses (subject to necessary consents).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	8,100	752.49

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 £25,000 per annum, exclusive.

Business Rates

Business rates to be assessed.

VAT

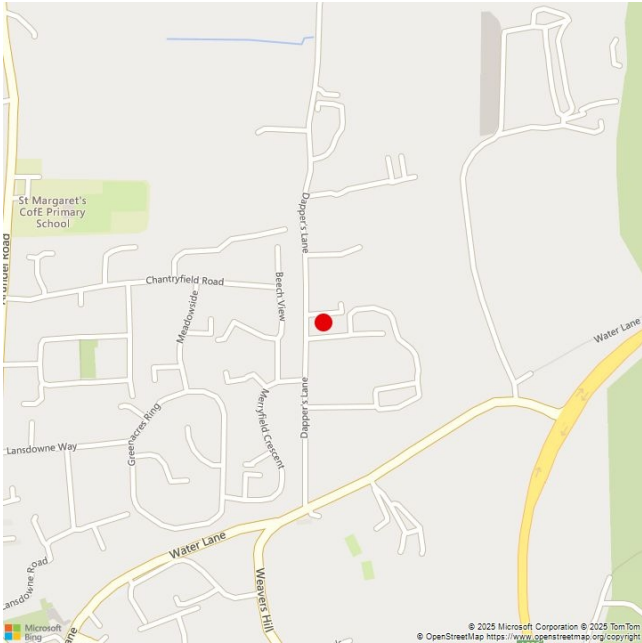
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class B8 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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