

**16, The Grange,
Southwick**



£20,000 Per Annum

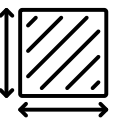
- **Single storey light- Industrial unit**
- **Ground floor workshop/store with roller shutter door access**
- **Side access to unit and WC**
- **Parking for up to 3 vehicles**
- **Internal area of 1176 square foot**



3 Vehicle Parking



EPC Rating: D



1176 sq ft (internal)

**New Lease Terms
Available**

T:01903 234343

[www:sprattandson.co.uk](http://www.sprattandson.co.uk)

info@sprattandson.co.uk

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estate agents and chartered surveyors



LOCATION

The property is located on the Grange Industrial estate comprising 18 units and is located near Southwick town centre and is accessed directly from the A259. Brighton city centre is approximately 4 miles to the east. Shoreham town centre is located approximately 1.6 miles to the west.

Southwick station is in the near vicinity to the estate. There is easy access to the A27.

DESCRIPTION

The premises comprises a single storey light-industrial unit/warehouse considered suitable for a variety of occupiers seeking a light workshop or storage space. A complete refurbishment has been undertaken and the property will be easily adapted to suit the individual business requirements.

The unit has a gross internal area of approximately 1176 sq ft.

New lease terms are available and viewing is strongly recommended.

ACCOMODATION

Maximum overall width: 24'
Maximum overall depth: 49'
Gross internal area: 1176 ft sq.
Separate WC

LEASE

The premises are available with the benefit of a brand new fully repairing and insuring lease on terms to be agreed.

RENT

£20,000 per annum

VAT

We are advised that the rent is subject to VAT

VIEWING

Strictly by prior appointment with Spratt & Son.



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LEGAL FEES

Each side are responsible for their own legal costs

BUSINESS RATES

Rateable Value: £32750

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief, for further details please contact Worthing Borough Councils rates department on 01903 221061.

EPC RATING: D

Certificate No: 9290-2979-0343-2250-2064

Copies of the EPC and Recommendation Report is available upon request.

VIEWINGS AND FURTHER INFO:

Denise Spratt

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