

# TO LET

## INDUSTRIAL/WAREHOUSE UNITS (Suit Trade Counter STP)

AVAILABLE COMBINED OR INDIVIDUALLY

3,150 - 6,308 SQ FT (292 - 1,922 SQ M)



**Units 2 and 3 Nairn Business Centre  
Artex Avenue  
Rustington**

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

**Property Management**  
giulianosantoro@astonrose.co.uk

**Investment**  
kenmorgan@astonrose.co.uk

**Building Surveying**  
jamescoulling@astonrose.co.uk

**Sales, Lettings & Acquisitions**  
paulbrierley@astonrose.co.uk

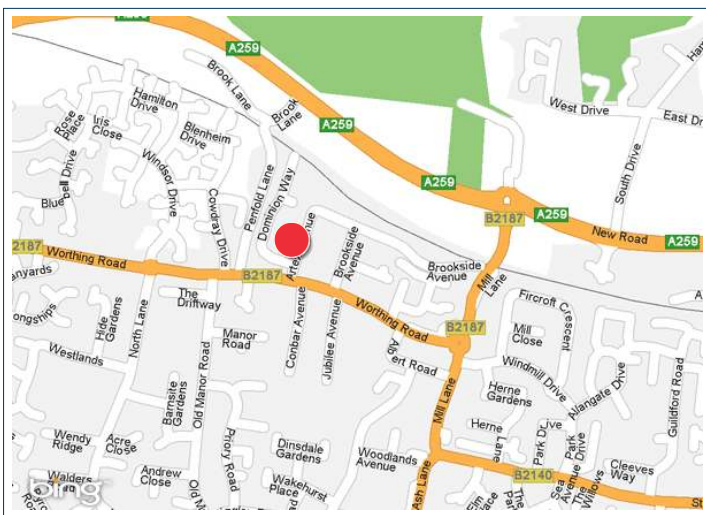
**Landlord and Tenant, Rating**  
johnwilliams@astonrose.co.uk

**Valuation**  
duncanpreston@astonrose.co.uk

## Location

Rustington is located on the south coast immediately to the east of Littlehampton and about 5 miles west of Worthing. Angmering main line railway station is approximately 1½ miles distant and the seafront ½ a mile from the village centre. Rustington is approximately 22 miles to the west of Brighton and 16 miles to the east of Chichester.

Artex Avenue is located on the well-established Rustington Trading Estate. Access is via the A259 south coast road which is approximately 3 miles south of the A27 east/west trunk road.



## Accommodation (GIA approx)

Unit 2	3,158 sq ft (292 sq m)
Unit 3	3,150 sq ft (293 sq m)

## Terms

New full repairing and insuring lease(s) for a term to be agreed. Details on application.

## Rent

From £17,325 pax + VAT. Offers invited.

A rental deposit may be required.

## Legal Costs

Each party to pay their own legal costs incurred in the transaction.

## Viewing

Strictly by appointment with Lessor's agents Aston Rose.


**Paul Brierley - 01903 507751**  
**paulbrierley@astonrose.co.uk**

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