

The Vinery Industrial Estate A27 Poling, Nr Arundel West Sussex BN18 9PY

INDUSTRIAL AND STORAGE UNITS TO LET From 1,400 - 6,000 sq ft




Highly Competitive Rental Packages Available

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

The site is located approximately three miles east of Arundel in West Sussex north of Littlehampton. The site is accessed from the south side (west bound) carriageway of the A27

Description

The site comprises approximately 12 hectares (30 acres) of which approximately half is situated close to the A27.

The bulk of the buildings comprise over-clad prefabricated poly-tunnel structures with the balance of the buildings being of permanent substantial construction including a pair of former cottages currently used as offices situated close to the main entrance of the site.

To the north of the production facility there is a parcel of undeveloped agricultural land comprising approximately 15 acres.

The site benefits from lockable front security gates, on-site day time security/maintenance personnel and from a newly installed CCTV system.

Please see attached Schedule of Accommodation for full details of floor areas together with a Photographic Schedule indicating the type and style of units available.

Terms

Individual building are available in a variety of styles and types on the basis of new lease on terms between three and five years.

These agreements to be outside the security of tenure provisions of the Landlord and Tenant Act 1954 (Part 2).

Rent

See attached schedule. Rents are exclusive of business rates and estate management charges.

Planning

The site has planning in part for B1(C) Light Industrial and B8 Storage and Distribution uses as well as an established use for horticultural/agricultural trades. Please call for more information.

Hours of Use

Use of the site is restricted to the following hours:

0700 - 1800 hours Monday to Friday

0700 - 1300 hours Saturday

and no use on Sundays and on Public Holidays.

Legal Costs

The ingoing tenant to be responsible for the Landlord's reasonable legal fees.

Viewing

Strictly by prior appointment through sole agents:

Aston Rose

Contact: Paul Brierley

Telephone : 01903 507751

Fax: 020 7409 0876


Email: paulbrierley@astonrose.co.uk

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SCHEDULE OF AVAILABLE ACCOMMODATION

THE VINERY INDUSTRIAL ESTATE, POLING nr ARUNDEL

<u>UNITS</u>	<u>TYPE</u>	<u>SIZE(GIA)</u>	<u>RENT</u>	<u>STATUS</u>
Unit 8	Stores/workshop	3,000 sq ft	£8,000 pax	Available
Unit 9	Stores/workshop	3,000 sq ft	£8,000 pax	Available
Unit 34c	Stores/workshop	1,400 sq ft	£7,000 pax	Available
Unit 39b	Stores/workshop	2,800 sq ft	£8,000 pax	Available
Area 42	Hardstanding	7,000 sq ft	£5,600 pax	Available
Unit 45	Stores/workshop	1,400 sq ft	£6,600 pax	Available

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