

## TO LET

### SUBSTANTIAL WAREHOUSE UNIT WITH YARD & PARKING

**£37,500 PER ANNUM (Stepped rental)**




### TOKAR BUSINESS PARK Yapton Lane, Walberton West Sussex BN18 0AS

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 estate is located within Walberton in Yapton which is situated just off the A27 road leading to Chichester.

The property is at the West end of the estate and has easy access for most vehicle types.

Ford is located approximately 3 miles from the estate with links to the A259 coast road as well as the A27 main trunk roads.

### Description

The unit forms part of a single terrace warehouse type property of steel portal frame construction with elevations clad in plastic coated profile metal panels with dual pitched roof, the floor within the property is power floated concrete base.

Full height roller shutter doors are incorporated within the property as well as separate pedestrian access and fire escapes to the rear.

### Dimensions

The property has an internal floor area of approximately 7,000 sq ft with bays of approximately 1,200 sq ft.

### Lease

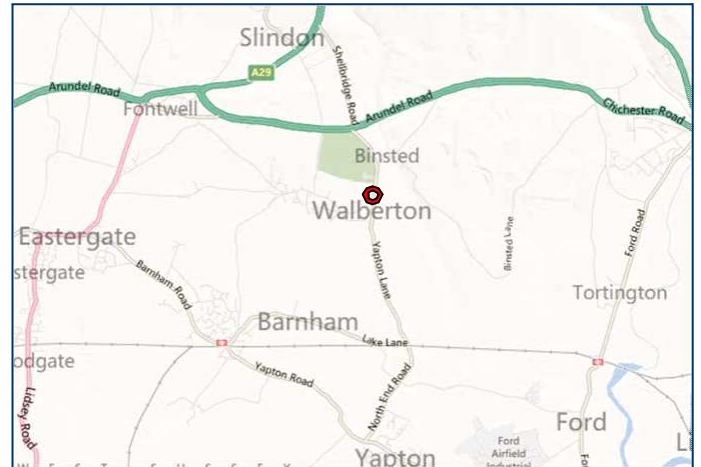
The unit is available on a new lease terms to be agreed.

### Rent

From £21,000 per annum with annual stepped increases To be agreed.

### Legal Costs

Each party will be responsible for their own legal costs in relation to the transaction.



### EPC

An EPC report is not required for this property.

### VAT

VAT will be chargeable on this transaction.

### Viewing

Strictly by appointment through landlords agents Aston Rose.

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

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