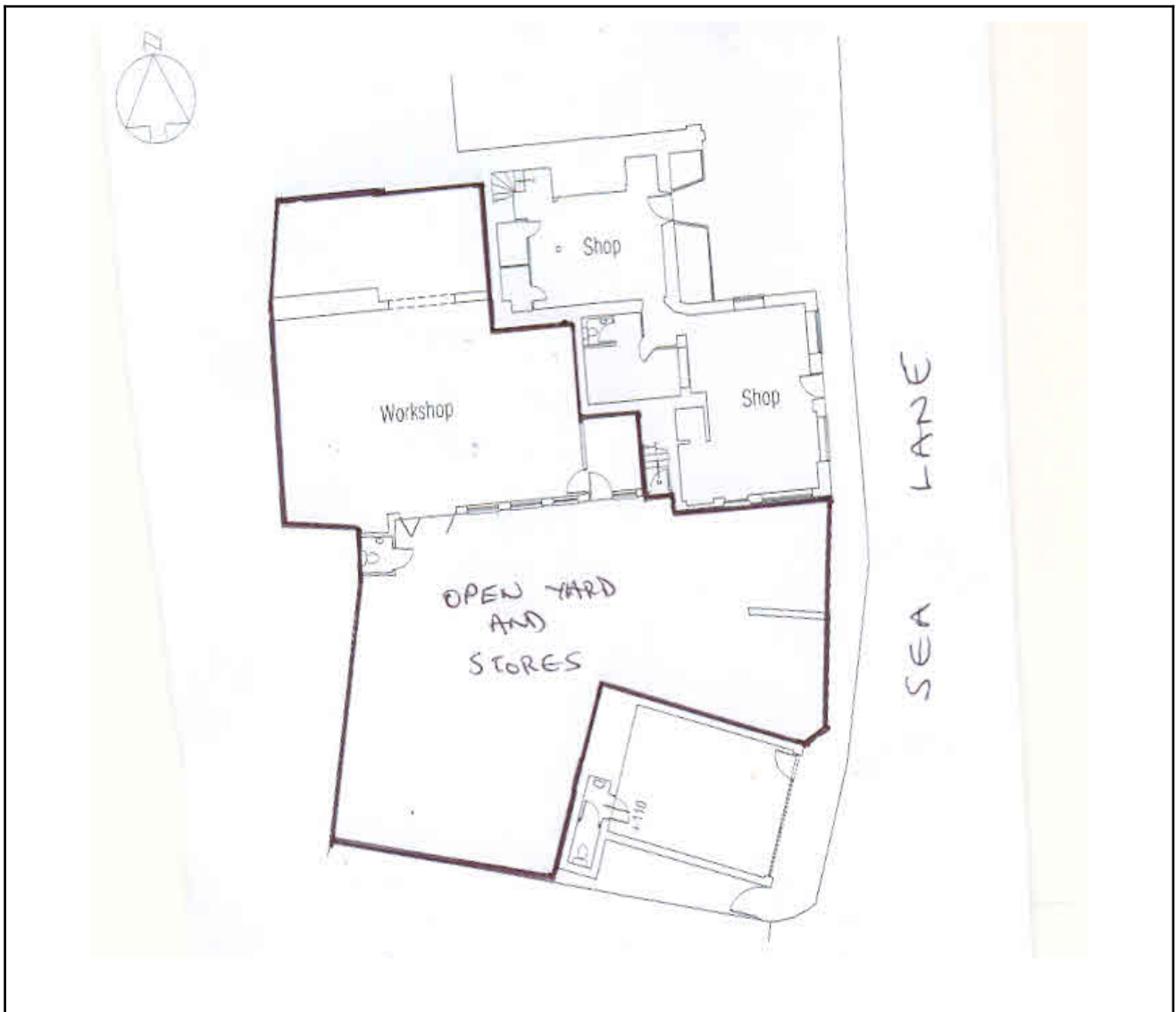


LOCATION: The premises are positioned on the western side of Sea Lane directly opposite Rustington Parish Church in the centre of Rustington Village.

Neighbouring properties include retail units fronting Sea Lane and within a short walking distance is the main retail pitch focusing around buildings within The Street.

DESCRIPTION: The property comprises a complex of workshop and storage units accessed over a yard area approached directly off Sea Lane. The buildings have been used over many years for the manufacture/fabrication of timber products and associated storage facilities.

A plan of the buildings/site is included below with the premises (for identification purposes only) outlined thereon in black. The plan should be taken as an outline of the site's extent because it does not show the open stores which exist at the present time.



The accommodation is arranged with approximate gross internal floor areas as follows:

Main/northern workshops -	107.33 sq. m.	(1155 sq. ft.)
Eastern office -	5.62 sq. m.	(60 sq. ft.)
Eastern store -	29.64 sq. m.	(319 sq. ft.)
Various stores south west corner of site	42.66 sq. m.	(459 sq. ft.)
External WC facilities off central yard		

LEASE TERMS: The premises are available to let on a new full repairing and insuring lease with terms to be agreed.

RENT: For the whole, £10,500 per annum exclusive

VAT: No election to waive VAT has been made by the landlord therefore VAT will not be chargeable on the rent.

BUSINESS RATES: The current assessment on the property is a Rateable Value of £11,750 which includes the First Floor which is under separate occupation. Upon the grant of a new lease on the subject premises a proposal will be made to the District Valuer to change the Rateable Value so it relates to the ground floor only. Subject to the District Valuer's valuation and from inspecting the current assessment (further details at www.voa.gov.uk) the revised Rateable Value is estimated to be in the region of £8,500. Business rates payable for 2009/2010 are estimated on this assumption to be approximately £5,700 per annum.

ENERGY PERFORMANCE CERTIFICATE -

a copy of the Energy Performance Report can be made available upon request.

LEGAL COSTS: The ingoing tenant to be responsible for the landlord's reasonable legal costs in the preparation/grant of the new lease.

VIEWING: By appointment with the sole agents Marshall Clark

Stuart Clark - 01903 236599
E-mail: s-clark@marshallclark.co.uk

Jane Ashworth
E-mail: j-ashworth@marshallclark.co.uk