

MARSHALL CLARK

C H A R T E R E D S U R V E Y O R S

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2 ADJACENT LIGHT INDUSTRIAL UNITS TO LET

APPROX 3150 sq. ft. (292 sq.m.) EACH



UNITS 2 & 3 NAIRN BUSINESS CENTRE

ARTEX AVENUE, RUSTINGTON

WEST SUSSEX BN16 3LN

AVAILABLE SEPARATELY OR TOGETHER

Regulated by RICS

Marshall Clark for itself and for the vendors or lessors of the property give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract. Neither Marshall Clark nor anyone in its employment has any authority to make or give representation or warranty in relation to the property.

LOCATION:

Nairn Business Centre is situated along Artex Avenue at the entrance to Rustington Trading Estate and is approximately 6.5 miles to the west of Worthing and 2 miles to the east of Littlehampton. Access to the trading estate is via the A259 coastal road which is approximately 3 miles south of the main A27 trunk road, providing excellent links to Chichester, Portsmouth & Brighton. Angmering mainline railway station is approximately 1.5 miles distant. Both units are situated at the front of the Estate and have good visibility from the roadside.

DESCRIPTION:

The premises comprise 2 refurbished mid terrace light industrial/warehouse units which are approached via either separate pedestrian access or through the full height roller shutter door. The units were refurbished in 2006, benefiting from excellent glazed frontage alongside natural roof lights providing natural light into the units. Three phase electric, WC facilities, loading bay and allocated front car parking.

ACCOMMODATION:

The property has the following approximate gross internal floor areas plus rental:

Unit 2	3,150 sq. ft.	(292 sq. m.)	£17,325 per annum exclusive + VAT
Unit 3	3,158 sq. ft.	(293 sq. m.)	£17,325 per annum exclusive + VAT

TENURE:

The units are available on a new FRI lease with terms to be negotiated and agreed.

RENTAL INCENTIVES:

Rental incentives are available subject to a minimum lease term of 3 years. Further details are available on request.

BUSINESS RATES:

Interested parties are asked to contact Arum District Council.

SERVICE CHARGE:

There is a service charge liability for each individual unit as a contribution towards the external maintenance and management costs. Further details are available upon request.

LEGAL COSTS:

Each party to pay their own legal costs.

VIEWING:

Strictly by appointment through sole agents Marshall Clark LLP - 01903 236599

Contact: Jane Ashworth - j-ashworth@marshallclark.co.uk