

TO LET

**INDUSTRIAL/WORKSHOP CLOSE TO
ANGMERING RAILWAY STATION**

FROM 9.86 m² (106 ft²)

01903 236599

www.marshallclark.co.uk



**UNITS 2A AND 3A, STATION ROAD, ANGMERING, WEST
SUSSEX, BN16 3AF**



GUIDE RENTS FROM £2,750 PER ANNUM

LOCATION:

The property is conveniently located approximately 150 metres south of Angmering Railway Station behind So India on Station Road. It is on the roundabout that links Station Road with Worthing Road with the A259 a short distance to the North providing links across the South Coast. Station parade is close by providing a range of retail occupiers including a Co-Op, Pharmacy, Fish and Chip shop, and a newsagents.

DESCRIPTION:

The two units comprise ground floor lock-up store/ warehouse/ potential office with personal front doors.

The premises has approximate gross internal floor area of:

| | | | Guide Rent | Status |
|----------------|---------------------|----------------------|-------------------|---------------|
| Unit 2A | 152 ft ² | 14.12 m ² | £3,000 per annum | To Let |
| Unit 3A | 106 ft ² | 9.86 m ² | £2,750 per annum | To Let |

LEASE TERMS:

A new full repairing and insuring lease is available with terms to be negotiated

VAT:

We understand that VAT is not payable

RATES:

We understand the property has the following rateable Values

Unit 2A TBC

Unit 3A £1,825 (VOA 2023 list) £2,000 (VOA 2026 list)

LEGAL COSTS:

The tenant to contribute £295 + VAT towards the landlords costs in the preparation of the lease paperwork

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Unit 2A



Unit 2A



Unit 3A

**FOR MORE INFORMATION OR A VIEWING PLEASE CONTACT
MARSHALL CLARK 01903 236599**

 Marshall Clark LLP



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