

NEW TO MARKET



Secure Open Storage Tokar Industrial Park

Yapton Lane, Walberton (Nr Arundel), BN18 0AS

Secure Open Storage Compound

1,550 sq ft
(144 sq m)

- Secure Gated Estate
- Level Gated Compound
- Available On A New Licence
- Ready To Occupy

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Description

The Tokar Industrial Estate offers a secure and well managed environment to its tenants. The estate comprises a number of varying size units in a gated/fenced compound. The compound comprises a regular area of hardstanding with fences on all sides. Access is via 4m wide wooden gates at the front.

Floor Area (Approx GEA)
1,500 sq ft (144 sq.m) 59 foot deep x 26 foot wide

Location

The Tokar Industrial Park is located in Walberton nr Yapton close the the main A27 east/west trunk road.

Chichester is 8 miles to the west, Arundel 4 miles and Worthing 12 miles to the east.

Access is off Yapton Lane between the Avisford Hilton and the railway line. Ford and Barnham mainline railway stations are within 5 and 7 minutes drive respectively.

Use

Clean open storage use only. No motortrade uses considered.

Terms

A new Licence for a term to be agreed. Details on application.

Rent

£525 per month exclusive. Rent payable monthly and net of VAT, business rates (where charged), estate service charge (£35.00 pcm) and other outgoings.

Rent Deposit

A rent deposit will be required.

Legal Costs

Each party to pay their own costs incurred

Viewings

By prior appointment with sole agents Brierley & Coe. Please call 01903 372003



Summary

Available Size	1,550 sq ft
Rent	£6,300 per annum Exclusive of vat
Business Rates	On application
Service Charge	On application
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£35 per month
EPC Rating	EPC exempt - No building present

Viewing & Further Information

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