



Picture above is of Spherics existing building.

**WISTON BUSINESS PARK, LONDON ROAD, ASHINGTON, WEST SUSSEX, RH20
3DJ**

- **PLANNING CONSENT GRANTED FOR A BRAND NEW FACTORY**
- **5,800 SQ FT**
- **TO LET ON A PRE- LEASE AGREEMENT**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property will be situated to the rear of the Wiston Business Park which is approximately one mile north of the Washington Roundabout where the A24/283 cross. Horsham is 13 miles and Worthing 9 miles.

Description

Planning consent has been granted for a new factory. The unit will have an eaves height of 21 ft and on the first floor will be a small office. Services to the Estate include gas, water and 3 phase power. Parking will be provided for 10 cars and 1 lorry.

Accommodation

The units have the following gross internal floor areas:

Ground floor factory/ warehouse	538 sq m	5800 sq ft

Lease

A new full repairing and insuring lease for a term of 15 years with upward only rent reviews at the end of every 5th year.

Rent

£10 per sq ft + VAT depending on the final specification .

VAT

VAT will be chargeable depending on the final specification.

Legal costs

Each party to be responsible for their own costs.

STRICTLY BY APPOINTMENT WITH AGENTS

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