



**STORAGE UNITS, ROGERS FARM, ROGERS LANE, FINDON, WORTHING,
BN14 0RE**

- **STORAGE UNITS TO LET ON LICENCES**
- **2,500 SQ FT (232 m²)**
- **CLOSE TO THE A24**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The units are by the main A24 in Findon and only 2 miles from the A27. They enjoy the benefit of being on a large private estate adjoining the landlord's house.

For exact location use the What 3 Words link below:

<https://what3words.com/dumps.ashes.scream>

Description

The units are in a clean and tidy converted Glasshouse. Units benefit from the following

- Woven mesh type floor
- Ventilation system
- Security lighting
- Metal security meshing between each unit.
- These units are to be let for storage only. No trading may take place from the site itself.
- CCTV monitored.

Accommodation

Our client has advised us that the units have the following approximate gross internal floor area:

Sq m	Sq ft
232 m ²	2,500 SQ FT

Rent

£7,475 per annum per unit. (£2.99 per square foot per annum). Payable quarterly in advance.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

Terms

12 month minimum licence with rent payable quarterly in advance. Deposit of three months required.

VAT

VAT is NOT chargeable on the rent.

Use

B8 (storage) use only. Current and past uses in adjoining units include marquee hire, wholesale storage, imported furniture and office furniture.

Access

Between 8am and 7 pm to enable the owner to operate and monitor efficient security.

Business Rates

The premises can qualify for full small business rate relief subject to tenant. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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