



TO LET

GALEN HOUSE, ARTEX AVENUE, RUSTINGTON BN16 3LN
ASKING RENT - £60,000 PA
Industrial unit with offices / parking - 853.7 sqm's / 9,190 sq ft

HENRY ADAMS
SOLE AGENT

Chichester 01243 53 22 22 / Horsham 01403 282 519



BACKGROUND

We are delighted to bring to the market a very flexible industrial unit with ancillary office space and parking at the front. Galen House has been re-decorated through out and is offered with vacant possession.

Located next to Rustington Trading Estate and Brookside Industrial Estate, Galen House has easy access to the A259 which links the Littlehampton, Bognor Regus and Worthing commercial hub.

ACCOMMODATION

The space has been measured on a gross internal basis.

<u>Space</u>	<u>SQM</u>	<u>SQ FT</u>
2nd floor office	82.2	885
1st floor office	82.2	885
Ground floor / storage / warehouse*	<u>689.3</u>	<u>7,420</u>
Total	853.7	9,190

* Mezzanine area within the ground floor has been used for storage above and below. The mezzanine space is not included in the areas.

- 3 phase.
- Gas Powrmatic heaters on ground.
- WC on all floors including the ground / Kitchen on the ground.
- Eaves 3.78m / 5.5m.
- Roller shutter - 5.4m (w) by 3.3m (h)

NON DOMESTIC RATES

Rateable value	£40,000 (1st April 2017)
Rates payable	£19,640 (2019/20 - assumes UBR of 0.491)

PLANNING

We have been informed by the freeholder that Galen House has a B2 planning consent. The freeholder is in the process of securing a B1 and B8 consent from Arun District Council.

EPC

C- 63.

VAT

VAT will not be due on the rent.

COMMERCIAL TERMS

A new business tenancy is available - asking rent £60,000 pa. Other terms to be agreed between the parties.

Martin Trundle

Chichester

01243 532222

martin.trundle@henryadams.co.uk

Andrew Algar

Horsham

01403 282 519

andrew.algar@henryadams.co.uk

Subject to Contract - February 2020

