

# TO LET

## Secure Open Storage Site

Approx 0.52 acres (20,800 sq ft)



**Brookside Avenue  
Rustington Trading Estate  
Rustington  
West Sussex BN16 3LF**

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:



**Property Management**

helenmighall@astonrose.co.uk



**Investment**

markminchell@astonrose.co.uk



**Building Surveying**

steveelliott@astonrose.co.uk



**Sales, Lettings & Acquisitions**

paulbrierley@astonrose.co.uk



**Landlord and Tenant, Rating**

johnwilliams@astonrose.co.uk



**Project Management**

jamescoulling@astonrose.co.uk

## Location

Brookside Avenue is located on the established Rustington Trading Estate some 6 miles to the west of Worthing.

Access to the estate is via the A259 south coast road immediately south of the main A27 trunk road. From the A259 drive south on the B2187 Mill Lane/turn right onto Worthing Road and follow signs to the estate.

The subject site is at the rear of the estate towards the end of Brookside Avenue backing onto the railway line.

## Description

An open storage site of approximately 0.52 acres (0.21 hectares). The site is "L" shaped set on level ground with a concrete surface, perimeter fencing and secure gates. Various outbuildings are present but can be removed as required.

## Terms

A new licence/lease for a term to be negotiated. Details on application.

## Rent

£1,666 per calendar month, exclusive of business rates.

## VAT

VAT maybe chargeable on the rent.



## Legal Costs

Each party to pay their own costs incurred.

## Viewing

Strictly by prior appointment with sole agents Aston Rose.

Please contact:

Paul Brierley on 01903 507751  
Email:paulbrierley@astonrose.co.uk

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