TO LET

Modern Office Accommodation

UNITS A1 - A2
ROCK BUSINESS PARK

WASHINGTON,
WEST SUSSEX, RH20 3GR

3,125 SQ FT
290 SQ M



HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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ROCK BUSINESS PARK, **UNIT A1 - A2**
Washington, RH20 3GR

PROPERTY DETAILS

Rock Business Park was developed in 2015 and comprises over 60,000 sq ft of high-quality commercial accommodation set within a spacious, landscaped environment.

Unit A1-A2 is a self-contained office building prominently positioned at the entrance to the estate. The property offers modern accommodation with a predominantly open-plan layout, complemented by three separate meeting rooms or private offices.

Externally, the unit benefits from 22 allocated car parking spaces, together with access to the estate's visitor parking. Photovoltaic panels are installed on the roof, with the resulting energy savings passed directly to the tenant.

SCHEDULE OF ACCOMODATION

	SQ FT	SQ M
UNIT A1 - A2	3,125	290

VIEW ESTATE VIDEO

LED LIGHTING

PERIMETER TRUNKING

AIR CONDITIONING

3 PHASE POWER SUPPLY

22 ALLOCATED PARKING SPACES

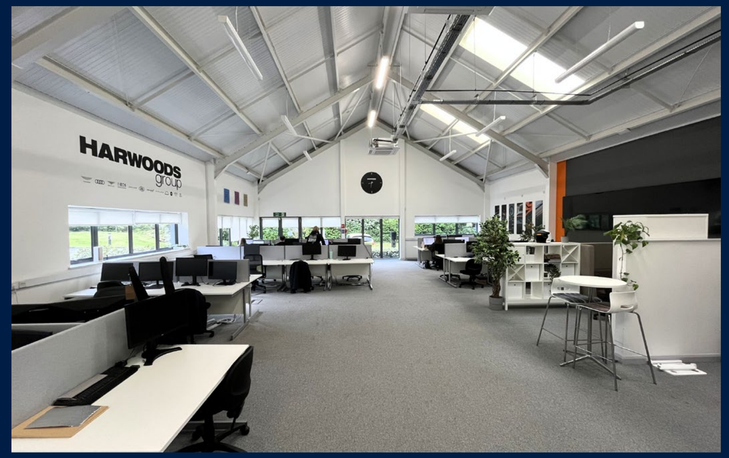
MALE & FEMALE WCS

KITCHEN AMENITIES

PV PANELS









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PROPERTY
LOCATION

Rock Business Park is a well-established and attractive development built in 2015, accessed via a secure gated entrance just off the A24 dual carriageway, north of Worthing and on the edge of the South Downs. Set within a picturesque rural environment, surrounded by the villages of Washington, Ashington and Storrington, the park benefits from excellent road connectivity.

The A24 provides dual carriageway access to the A27 (6 miles to the south), the A23 (13 miles to the northeast via the A272) and the M25 (31 miles to the north). These road connections provide access to the nearby urban conurbations of Worthing (8 miles to the south), Brighton (18 miles to the southeast) and Horsham (12 miles to the north). The park also benefits from easy access to Gatwick Airport, which lies 30 miles to the northeast.

A27	**10 Minutes**
A23	**20 Minutes**
M25	**40 Minutes**

SAT NAV: RH20 3GR
///resurgent.marbles.sweetened



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FURTHER **INFORMATION**

TERMS: An effective Full Repairing & Insuring lease is available on new terms to be negotiated and agreed.

RENT: £46,875 Per Annum Exclusive / £15.00 per sq ft

VAT: VAT will be chargeable on the terms quoted.

RATEABLE VALUE: According to the Valuation Office Agency (VOA) website, the property has a Rateable Value of £50,500.

ESTATE SERVICE CHARGE: Please contact the agents for further information.

LEGAL COSTS: Each party to be responsible for their own legal fees.

EPC: The property has an EPC rating of C.



CONNECTIONS	Miles	Time
A27	6	10 mins
BRIGHTON	16	30 mins
GATWICK AIRPORT	28	30 mins
LONDON (M25)	32	40 mins
PORTSMOUTH DOCKS	39	55 mins
SO'TON DOCKS	50	1hr 15



AGENT **DETAILS**

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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

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HARGREAVES
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& DEVELOPMENT

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