TO LET

High Quality Industrial Warehouse Unit(s)

ROCK BUSINESS PARK

THE HOLLOW
WASHINGTON, RH20 3GR

2,520 – 6,300 SQ FT
235 – 585 SQ M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk



ROCK BUSINESS PARK
Washington, RH20 3GR

MANAGED PRIVATE ESTATE

UP & OVER LOADING DOORS

DIRECT ACCESS TO A24

3 PHASE POWER SUPPLY

5 METRE EAVES HEIGHT

DEDICATED PARKING SPACES

SUSTAINABLE BUILDING

PROPERTY
DETAILS

Built in 2015, Rock Business Park has over 60,000 sq ft of high-quality warehouse units set within a spacious, landscaped estate. Vacant units can be leased individually or combined to suit operational needs. Each unit features pedestrian access, an up-and-over roller shutter door, a WC, and dedicated parking, with additional communal parking available within the wider estate.

- **Gated Business Park**
- **Excellent transport links to the A24.**
- **Well-presented open plan warehouse accommodation**
- **New Lease Terms available**









PROPERTY
LOCATION

Rock Business Park is a high quality modern, gated industrial and warehouse development just off the A24 dual carriageway, on the northern boundary of the South Downs National Park. It is a picturesque rural location with excellent road communications, being accessed directly off the A24.

The A23 and A27 are conveniently accessible and the villages of Ashington and Washington are close by. Worthing is 8 miles to the south, Brighton 18 miles to the south east, and Horsham and Gatwick are 12 miles and 27 miles to the north, respectively.

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

SAT NAV: RH20 3GR
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ESTATE
PLAN



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LEGEND

- ESTATE ROADS / SHARED ACCESS
- COMMUNAL PARKING
- ESTATE BOUNDARY

Scale Bar
0 5 10 15 20 25 30m

SCHEDULE OF WAREHOUSE ACCOMMODATION

	SQ FT	EPC	AVAILABILITY
UNITS E2	6,300	A	AVAILABLE Q3 2027
UNIT F2	2,520	A	AVAILABLE Q3 2026
UNIT F5	2,520	A	AVAILABLE Q1 2027

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FURTHER **INFORMATION**

TERMS: Units available on effective FR&I leases, with new lease terms to be negotiated and agreed.

RENT: On application

VAT: VAT will be chargeable on the terms quoted.

BUSINESS RATES: Please refer to the Valuation Office Agency website or call for further information.

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



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



INDUSTRIAL UNITS TO LET | ROCK BUSINESS PARK

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
PROPERTY INVESTMENT
& DEVELOPMENT

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