



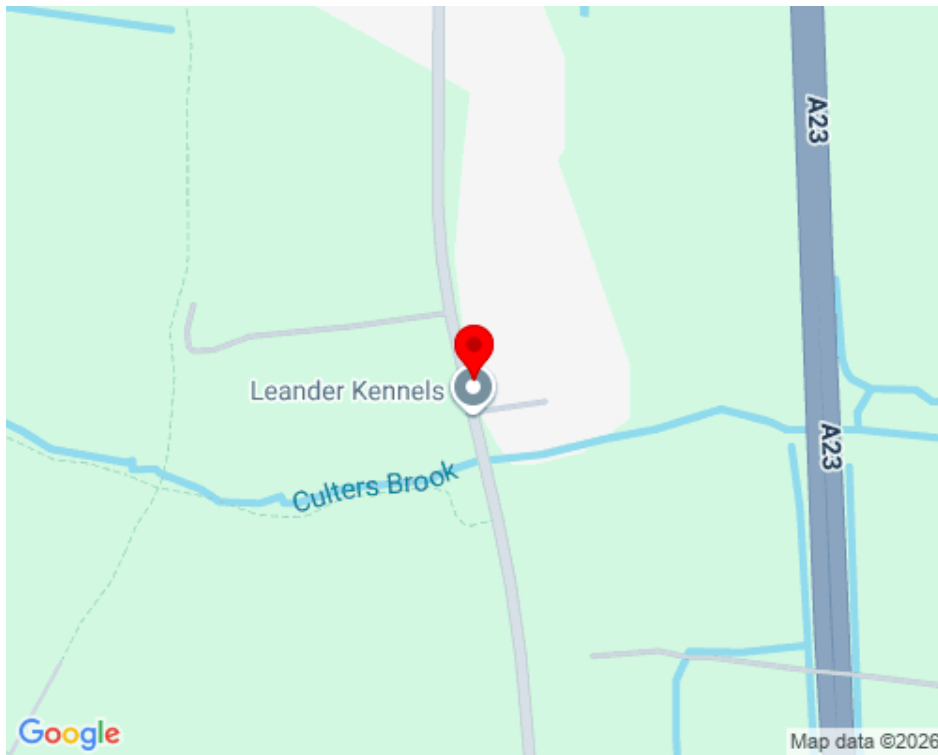
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Arden Grange, Albourne, BN6 9BJ  
WAREHOUSE & OFFICES WITH LARGE YARD & CAR PARK

# LOCATION



The property is situated in a very accessible location just off the A23 at Albourne. Situated on the east side of the London Road (to the south of Albourne village) the former Fed-Ex warehouse is set back from the road in a secure location.

Access to the A23 is just 1 mile away on the Albourne junction, providing swift access to Brighton and the A27, and A23 northbound is 2.5 miles north at Sayers Common.

For exact location use what3words [scooter.landlords.lemmings](https://www.what3words.com/scooter.landlords.lemmings)

## Description:

This former Fed-Ex unit at Arden Grange is accessed via a secure gated entrance and provides a good condition warehouse benefitting from excellent natural light and high level lighting, under a pitched profile steel roof. The two storey office accommodation is situated within the warehouse and have been redecorated benefiting from new carpeting, air conditioning, recessed lighting, plus male and female wc's on both level.

There is an unusually large secure yard to the rear of just under 0.5 acre, plus an additional gravel surface area for parking. Please note that access to both the yard and car park is through the warehouse unit. On the ground floor there is a staff canteen area, separate store and the warehouse benefits from 3 electric loading doors (1 to the front and 2 to the yard), min 4.7m eaves and there is a gas supply to the building.

## Lease

The unit is available on a new lease for a term to be agreed.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Key Features:

- Accessible location

- Warehouse with integral offices
- Competitive rent level
- 4.7m eaves rising to 6.2m
- Redecorated office

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM
Ground Floor Warehouse	19,395	1801.85
First Floor Office	1,825	169.55
Outdoor External Yard	17,100	1588.64
Total	38,320	3560.04

## Rent:

£9.50 per sq ft

## Specifications:

- Secure access and site
- Large yard plus additional parking
- Three phase power
- Staff kitchen / break out area

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs



## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.







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