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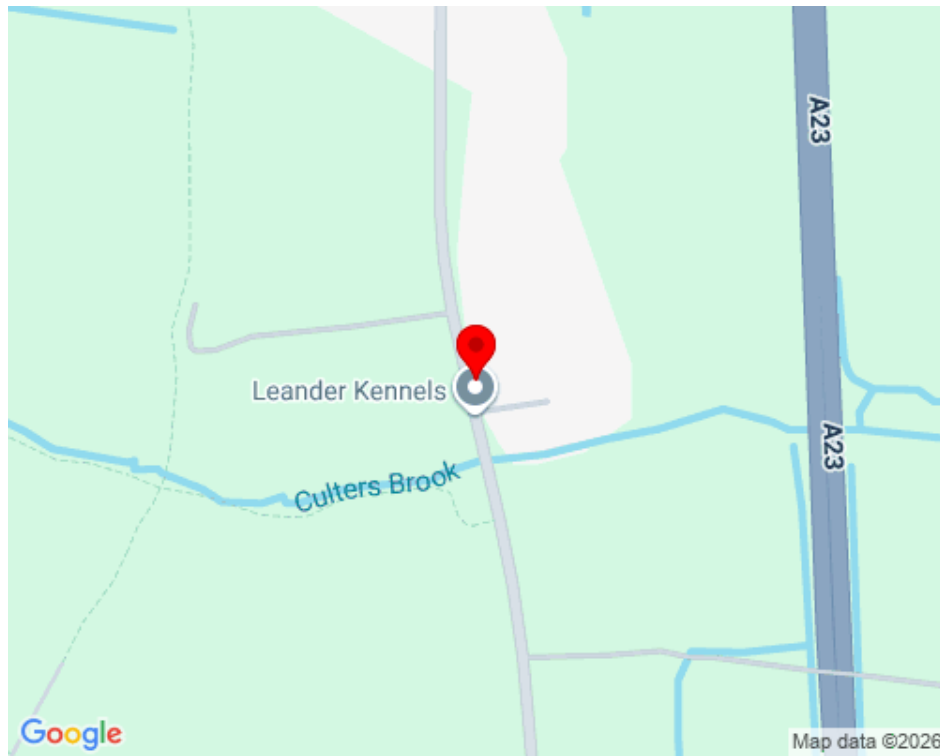
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Arden Grange, Albourne, BN6 9BJ

WAREHOUSE AND OFFICES WITH LARGE YARD AND CAR PARK

# LOCATION



## 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.

## Key Features:

- Accessible location
- Warehouse with integral offices
- 4.7m eaves rising to 6.2m
- Competitive rent level

## Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor: 1801.85 sq m (19,395 sq ft)

First Floor: 169.55 sq m (1,825 sq ft)

**Total:** 1971.40 sq m (21,220 sq ft)

## Rent:

£9.50 per sq ft

## Business Rates:

The property will need to be reassessed for the 2025 RV. Interested parties are advised to contact Mid Sussex District Council 01444 458166 to verify this information

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs













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