



**TO LET**

**Lower Barcham Dairy**  
**Michelgrove Lane, Patching, Worthing, BN13 3XW**





## Key Features

- Close proximity to both the A24 & A27
- Electric up and over roller shutter door - 4.15m (w) x 5.05m (h)
- Large service Yard
- 3 Phase Power
- Office/WC/Kitchen amenity block
- External covered storage totalling circa 8,400 sq ft
- Situated in the heart of the South Downs National Park
- Drone footage and videos tours of the site available
- Guide rent of £95,000pax equating to low per sq ft rate





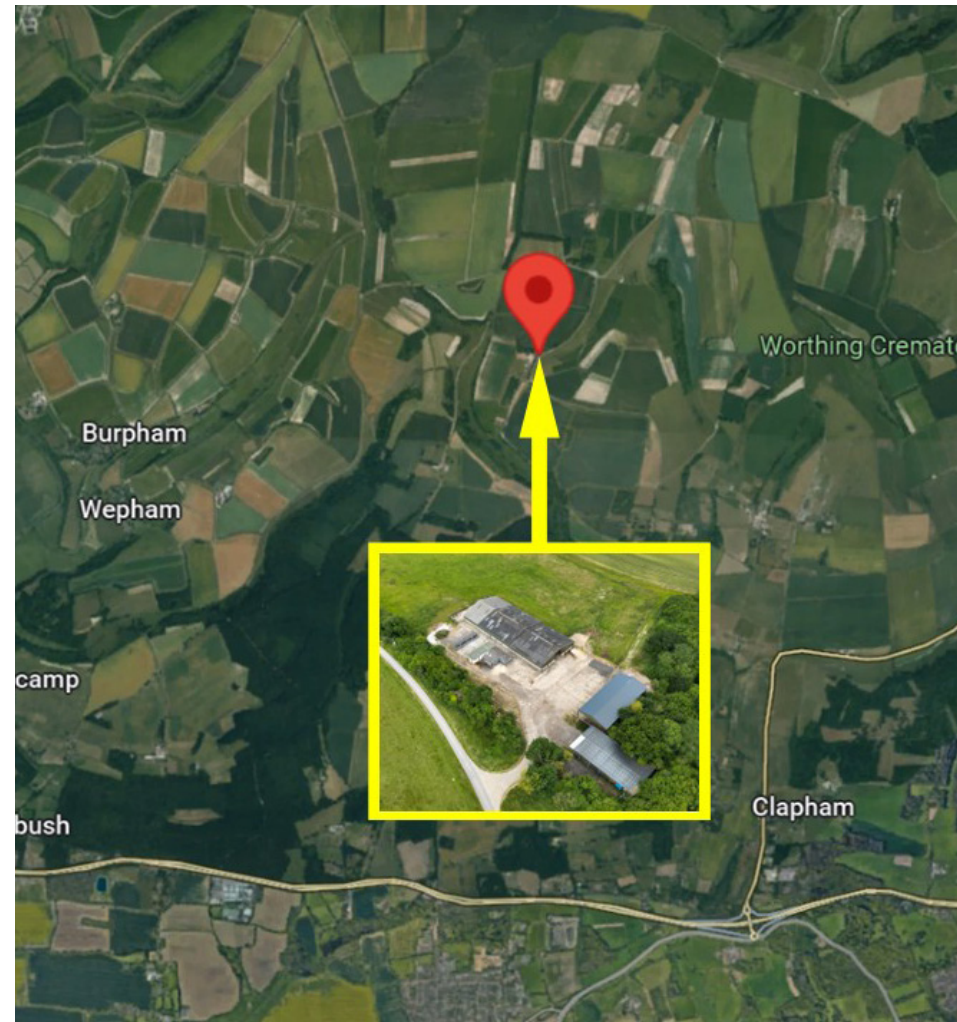
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## Location & Situation

Worthing is situated on the south coast between Brighton (11 miles east) and Chichester (20 miles west). The town has excellent road communications being situated on the A27 dual-carriageway which runs east to Brighton and west to Portsmouth/Southampton.

The former dairy is situated in a picturesque setting nestled in the Norfolk Estate, part of the South Downs National Park. The unit is a 5 minute drive along Michelgrove Lane, off of Long Furlong, which in turn provides access to the A27 to the South and the A24 to the North East.

Drone fly throughs and over available upon request.







## Description & Accommodation

Originally constructed as a dairy, the premises has most recently been used for the purposes of storage and brewing. The site comprises of 3 main buildings, with additional covered external storage. The main warehouse is of steel frame construction, under a pitched sheet roof, with concrete block & elevations. The unit is open plan throughout and has the benefit of an electric up & over roller shutter door, translucent light panels, 3 Phase power, water supply, roof hung lighting and eaves of 3.13m - 7.15m.

Externally there is an additional tin store/workshop, single storey office/welfare block and former pens which could also be utilised.

The buildings sit on a total site area of circa 1.6 acres, with the warehouse & office equating to a site coverage of approx 25%.

Parking is aplenty with easy HGV access also.

The accommodation has the following approximate floor areas (GIA):

	Sq M	Sq Ft
Warehouse	1.358	14,625
Office & WC Block	27.9	300
Tin store/workshop	53	571
Covered external storage	778.9	8,384

Total Site: Approx 1.4 acres

Total site coverage: 24.67%







## Rateable Value

To be assessed.

Occupiers are advised to make their own investigations.

## EPC

Advised that it is not required.

## Planning

The property has most recently been used for B1 (E)(g)(iii) / B8 purposes though occupiers should satisfy themselves in respect of their requirements.

Uses which require significant volume of vehicles may not be suitable given the rural location of the site but will be considered case by case.







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## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed.

Guide Rent of £95,000pax (Only £6.50psf on the main warehouse, plus the benefit of additional external site).

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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