



TO LET

Unit 1 East Wolves Business Park
London Road, Ashington, Pulborough, West Sussex, RH20 3AX



Key Features

- Brand new insulated roof installed in 2025
- 0.3 Miles from the A24
- Vast open plan warehouse accommodation
- External parking for circa 30 vehicles
- Eaves of 4.11m to 7.09m
- Electric up & over loading door - 3.14m (W) x 3.5m (H)
- Substantial 3 Phase power supply
- Translucent roof panels
- Access for articulated vehicles to site
- Secure gated estate





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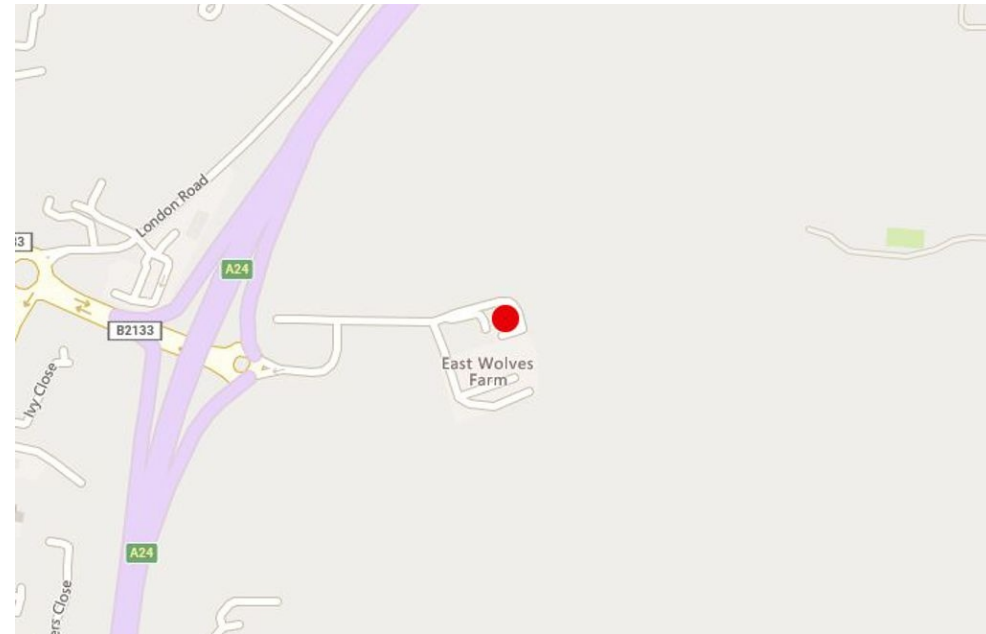
Location & Situation

Ashington is a village and civil parish in the Horsham district of West Sussex, situated directly off of the A24 arterial road, situated approx 11 miles north of Worthing and 10 south of Horsham.

The village has excellent access across the county sitting on the A24, offering quick access south to the A27, east to the A23/M23 via the A272 and north to the M25.

London Gatwick Airport is situated approx 22 miles north east.

The property is situated off of London Road, on the Eastern side of the A24, with easy access for articulated vehicles and HGVs.





Description & Accommodation

The property comprises of open plan warehouse accommodation, with ancillary office & mezzanine storage. The property is of steel portal frame construction, under a brand new insulated roof (installed 2025) with new translucent roof panels, with brick and clad elevations.

Internally the property has the benefit of eaves ranging from 4.11m to 7.09m, access via an up & over loading door measuring 3.14m (W) x 3.5m (H). A pedestrian entrance leads into a small office/reception, along with W/C & kitchen facilities underneath further office accommodation at mezzanine level.

Further amenities include concrete flooring, roof hung lighting and gas heating.

At present there is a large bespoke spray booth system within the unit, which will be removed.

Externally the property has a demised parking area for approx 30 vehicles, with additional parking potentially available by way of separate negotiation.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor Warehouse & Small office	15,303	1,421.65
First Floor Mezzanine	916	85.1
First Floor Mezzanine Office	500	46.45
Total	16,719	1,553.2





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Rateable Value

Rateable Value (2023): £81,500

Rateable Value (Draft - Scheduled for Implementation from 1st April 2026): £81,500

Occupiers will pay approximately 50% of this per annum (on sub £50,001 Rateable Values) and approximately 55% on Rateable Values above.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability: <https://www.gov.uk/find-business-rates>.

EPC

We understand the property has an EPC rating of D85 however, following the installation of the new insulated roof, a new EPC has been instructed, with an enhanced rating expected.

Planning

We understand the property benefits from consent for B8 storage & distribution uses.

Alternative uses may be considered, subject to any necessary consents.





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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 at a commencing rent of £150,719 per annum exclusive.

The service charge is and building insurance is tbc.

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

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

17 December 2025

