



**INDUSTRIAL / TRADE
COUNTER**

8,668 Sq Ft
(805 Sq Mt)

RENT £85,000 PER ANNUM

Industrial / Warehouse / Trade Counter Unit with Offices & 14 Parking Spaces To Let

- + Situated Within Worthing's Main Industrial Area
- + Superb Transport Links To A259, A27 & A24 Roads
- + Substantial Light Industrial / Warehouse / Trade Counter Unit with Front Offices
- + Allocated Parking / Yard Area
- + Suit Variety of Industrial Uses - Manufacturing, Research & Development, Storage & Distribution
- + New Lease Terms Available
- + Viewing Highly Recommended



Location

The unit is situated on the established east worthing trading estate which is accessible from both the a27 / a24 trunk road and the a259 coastal road. east worthing railway station with its regular services along the south coast and north to London is a 5 minute walk from the unit. Worthing is the largest town in West Sussex with a population in excess of 100,000 and is situated some 18 miles east of Chichester and 13 miles to the west of the city of Brighton & Hove. the estate is one of the major hubs of the town and includes a number of large employers to include Glaxo Smith Kline, Rayner Ltd, ETI limited and allergy therapeutics. the subject property is located on the corner of eastings close and dominion way providing superb visibility.

Description

The premises comprise of an industrial / warehouse unit of steel portal frame construction under a pitched cement board roof. The warehouse benefits from concrete floor, LED lighting, 3 phase electric, manual roller shutter door (14'5 x 13) and has a maximum eaves height of 22'. At the rear of the warehouse is a small kitchenette and to the front there is access to further staff facilities. The warehouse also has a small mezzanine floor area. To the front of the building there is a single storey office building of standard brick construction under a flat roof that wraps around the south & west elevations. The offices are fitted to a basic standard to include carpeting throughout, suspended ceiling with LED lighting, electric heating, and ample data cabling points. There are separate male and female WC blocks and a further kitchenette.

Externally there is off road parking for 12-14 vehicles.

Accommodation

Floor / Name	SQ FT	SQM
Warehouse	3,663	340
Warehouse Under Mezzanine	1,282	119
Mezzanine Level	1,282	119
Offices	2,441	227
Staff Facilities	Unmeasured	Unmeasured
Total	8,668	805

Terms

The property is available by way of a new FR&I Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £43,500. Interested parties are asked to speak to Adur & Worthing Council on 01903 221061 to understand if any relief or grants may be available to them.

Summary

- + **Rent** – £85,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – E(113)
- + **AML** - in accordance with Anti-money laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together evidence /proof Identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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