

TO LET

INDUSTRIAL UNIT
ESTABLISHED BUSINESS PARK
47.38 m² (510 ft²)

01903 236599
www.marshallclark.co.uk



UNIT 3, 41 STATION ROAD, WORTHING, WEST SUSSEX BN11 1JY



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MARSHALLCLARK

CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

GUIDE RENT £7,650 PAX

LOCATION:

The unit is situated on the north side of Station Road which comprises a collection of industrial units along the Station Road. Station Road Industrial Estate comprises seven units with the subject unit being situated to the entrance of the estate. Worthing is the largest town in West Sussex with Chichester 30km to the west and Brighton 16km to the east.

Worthing mainline railway station is approximately 750 metres to the west. The A24 trunk road is approximately 500 metres to the west providing links to the A27 and coastal trunk road of the A259 is easily accessible.

DESCRIPTION:

The unit comprises a single storey industrial unit of modern construction, providing an open-plan layout suitable for a range of light industrial, storage, or workshop uses. The unit benefits from an eaves height of approximately 3.40m.

The unit is accessed through either a personal door to the elevation fronting Station Road or a roller shutter door which has approximate dimensions 2.72m wide and height of 2.71m. There is an additional personal door within the roller shutter door.

Internally, the accommodation includes a WC facility.

The premises has approximate gross internal floor area of:

Unit 3	47.38 m ²	510 ft ²
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TENURE:

A new full repairing and insuring lease with terms to be negotiated.

SERVICE CHARGE:

The tenant would be responsible for a proportion of the service charge for the development.

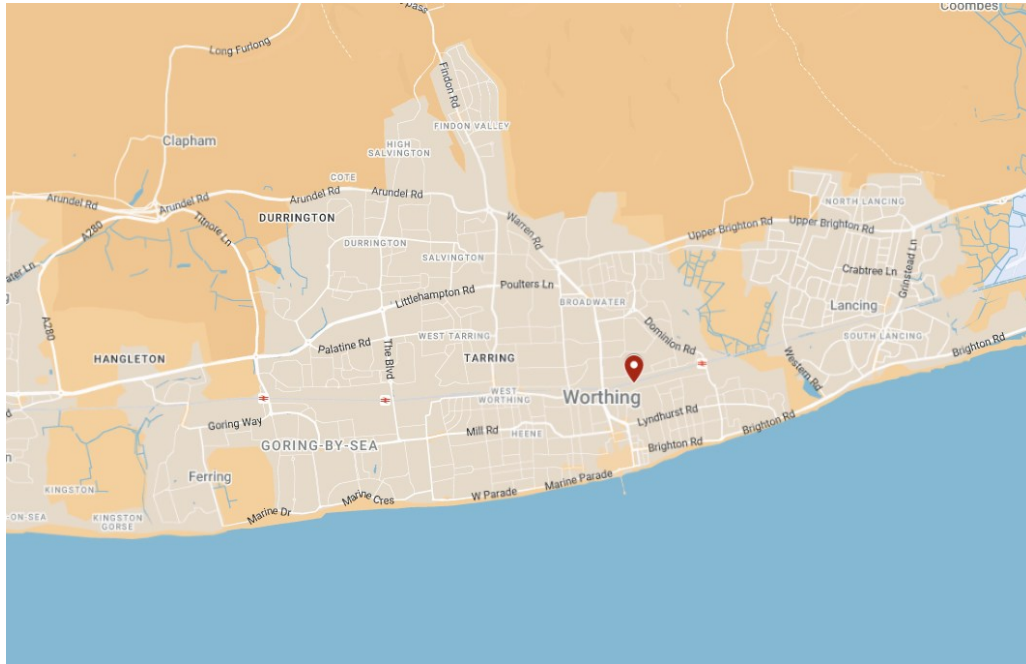
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- VAT:** We understand that VAT is payable.
- RATES:** We understand the property has a Rateable Value of £6,100 (VOA 2026 list)
- LEGAL COSTS:** Each party to be responsible for their own legal costs, unless otherwise negotiated
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.
- EPC:** D—78



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Marshall Clark LLP



**FOR MORE INFORMATION OR
A VIEWING PLEASE
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August 2026

