



TO LET

SHW

INDUSTRIAL AND WAREHOUSE – 5,152 SQ FT (478.62 SQ M)
NEWLY REFURBISHED TO A HIGH STANDARD
Unit 4, 6 Woods Way, Worthing, West Sussex, BN12 4QY

**MAKING
PROPERTY
WORK**

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Rent | £41,000 PAX Plus VAT

LOCATION

The premises are situated on the northern side of Woods Way which forms part of the well established Goring Business Park. The premises are next to Mulberry House the prestigious headquarters building occupied by World of Books to the east. Goring Business Park is approximately 2 miles to the west of Worthing town centre by the A259 which provides access to the main A27 (approximately 2 miles to the north west) via Titnore Lane.

DESCRIPTION

The premises comprise a newly refurbished industrial unit which has been refurbished to an extremely high standard both internally and externally. There are ten on site car parking spaces. Access for loading purposes is by way of 2 full height electrically operated roller shutter doors. Internally, the accommodation is laid out to provide an open production/warehouse area together with separate offices, reception area and separate Ladies & Gent's WC facilities.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor Production	4,290	398.55
Ground Floor Reception/Office	862	80.08
TOTAL	5,152	478.63

RENT

£41,000 PAX

RATES

We have been verbally informed by the local authority that the premises are being re-assessed.

AMENITIES

- Recently refurbished to an extremely high standard
- New metal profile roof
- Fluorescent strip lighting within the production area
- Two electrically operated roller shutter doors
- Ten car parking spaces
- Eaves height 4.18 m - 13' 7"
- Newly fitted kitchen
- New Ladies & Gent WC facilities including shower
- Gas fired centrally heated offices
- LED lighting within offices
- UPVC double glazed

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

75 This is how energy efficient the building is.



VIEWINGS – 01903 229200

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