

UNITS 1 & 2 TO LET

3,003 - 6,068 ft²



NEWLY
REFURBISHED



CLOSE PROXIMITY
TO THE A27



AMPLE ON-SITE
PARKING



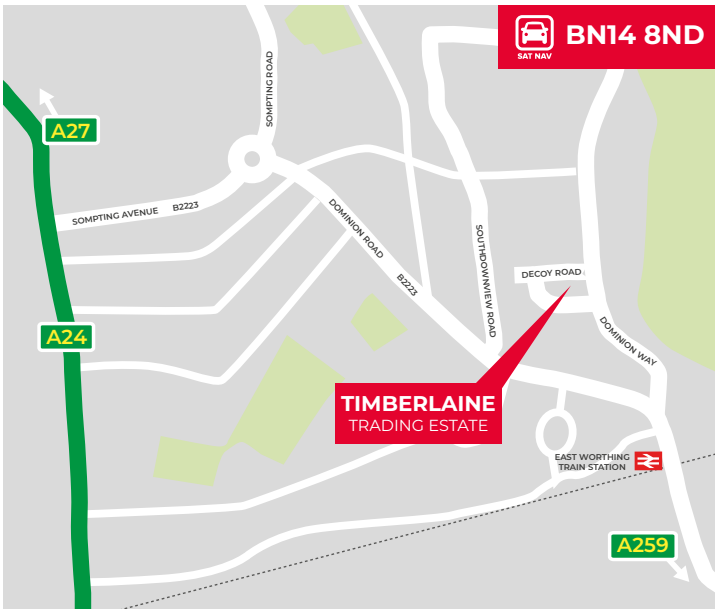
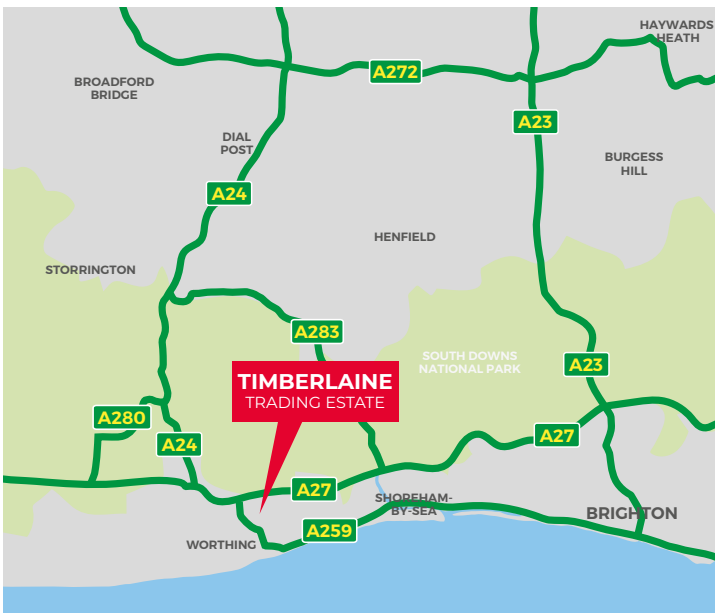
www.ipif.com/timberlaine

INDUSTRIAL / WAREHOUSE UNITS TO LET

TIMBERLAINE TRADING ESTATE
DECOY ROAD, WORTHING, BN14 8ND

IPIF





LOCATION

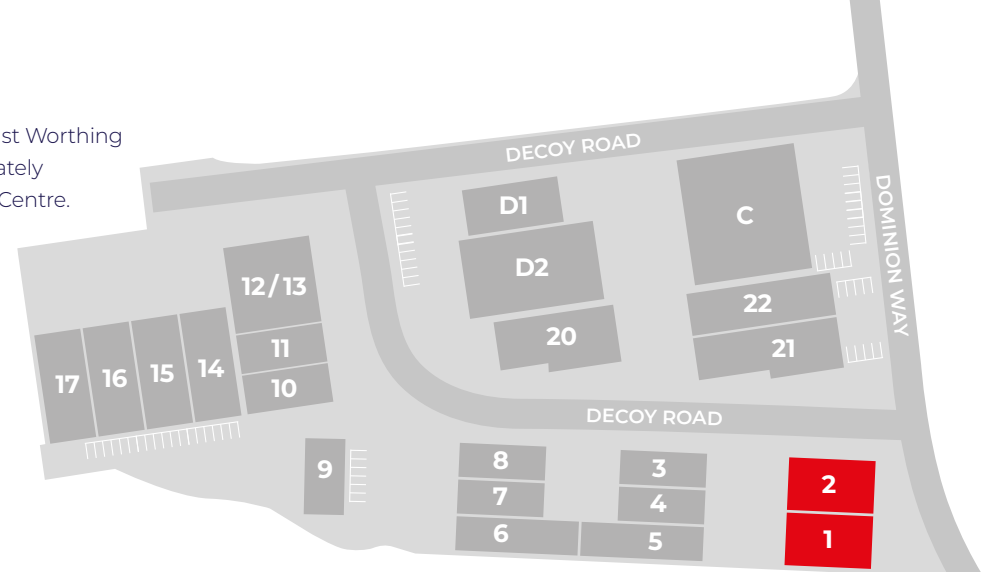
The units are situated on the established East Worthing Industrial Estate which is located approximately 2 miles to the north east of Worthing Town Centre. The estate links to the A27 south coast trunk road (one and a quarter mile to the north) via Dominion Road and Sompting Road and to the A259 Coast Road (three quarters of a mile to the south coast) via Dominion Road/ Ham Road. The unit is situated within Decoy Road in a prominent position on the corner of Dominion Way and Decoy Road in the centre of the East Worthing Industrial Estate.

DESCRIPTION

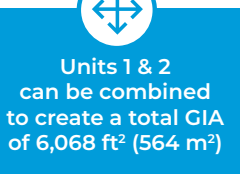
Comprising of semi-detached single storey light industrial units of steel frame and brick construction with plastic cladding to the front elevation. Each has a parking area for approximately 4 cars at the front and to the rear a concrete yard providing goods loading/unloading facilities. Internally, the accommodation comprises trade counter/reception, warehouse space, offices, toilets and kitchenette.

SPECIFICATION

- Fully refurbished
- Shared yard
- Dedicated car parking
- Manual roller shutter door
- Insulated metal profile roof
- Trade counter / reception area
- 3 phase electricity
- Male & female WCs and kitchenette



ACCOMMODATION (GIA)

	ft ²	m ²	
UNIT 1	3,003	279	
UNIT 2	3,065	285	

LEASE TERMS

The units are available by way of new full repairing and insuring lease for a term to be agreed.

BUSINESS RATES

Available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

VAT will be chargeable on the terms agreed.

EPC RATING

Unit 1 = A-24 , Unit 2 = B-43

On behalf of the landlord



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