



FOR SALE

INDUSTRIAL AND WAREHOUSE – 13,699 SQ FT (1272 SQ M)
6, Woods Way, Goring, Worthing, West Sussex, BN12 4QY

FREEHOLD FOR SALE OR MAY LET

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LOCATION

The property is 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 northwest) via Titnore Lane.

DESCRIPTION

The property comprises a detached factory building with on site car parking. Access to the interior is by either a full height loading door or from a covered loading area on the eastern side of the building. Internally, the accommodation is arranged in two parts. On the western side is a 3 storey unit arranged as workshop/factory on the ground floor and offices at first and second floor level. The remaining space is predominantly open-plan workshop and factory areas with offices, WC and staff areas positioned within the south eastern corners. Further WC's are provided to the second floor offices.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor	10750	998.71
First Floor	1,976	183.58
Second Floor	973	90.39
TOTAL	13,699	1,272.68

PRICE

Price - £750,000 subject to contract
Rent - £75,000 pax

RATES

There are two assessments under the VOA 2017 list for the building as follows;
Ground Floor £36,500
First and Second Floors £11,250

VAT

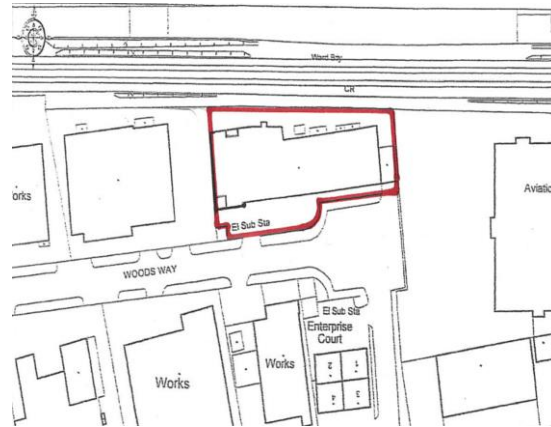
We are advised by our clients that the premises are not elected for VAT

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



FOR IDENTIFICATION PURPOSES ONLY



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