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TO LET
1,112 SQ FT

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11

TO LET

INDUSTRIAL/WAREHOUSE – 1,125 SQ FT (104.52 SQ M)

Unit 11, Hambridge Trading Estate, Willowbrook Road, Worthing, West Sussex, BN14 8NA

DESCRIPTION

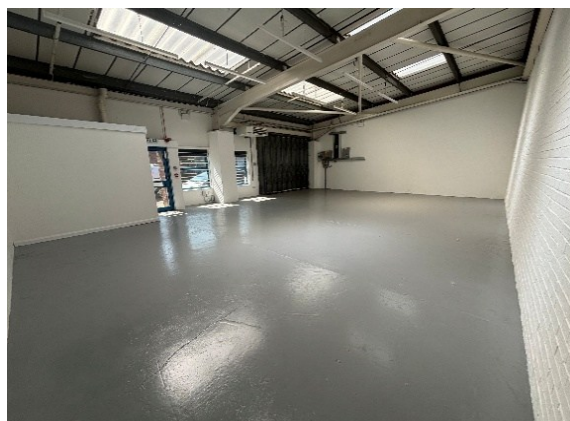
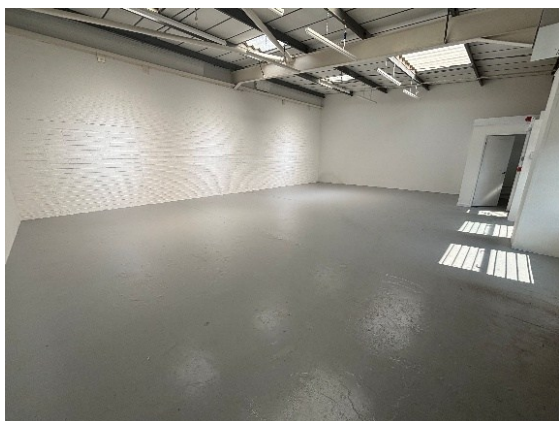
The unit is a light industrial building with brick and steel portal frame. The unit forms part of a terrace of industrial / warehouse units and is situated at the end of the terrace. Internally, the unit is laid out to provide a warehouse / production area with access via a loading door. There is a single WC. The unit also benefits from a separate pedestrian entrance. There are 3 phase electricity supplies. Lighting is provided throughout.

LOCATION

The premises is situated in the main Worthing industrial area northeast of the town centre. The estate is a 5 minute walk from East Worthing railway station. Worthing is one of the largest towns in West Sussex and has an established commercial centre. Major occupiers already based in the town include Glaxo Smithkline, Southern Water, Rayner & Keeler and Eurotherm. The town is situated on the A27 which provides excellent access to the other southcoast towns such as Chichester and Brighton as well as access to the southern road network. Brighton is approximately 14 miles to the east and Gatwick/Crawley is 25 miles to the north via the A27/A23 link.

ACCOMMODATION (NET INTERNAL AREA)

| | SQ FT | SQ M |
|---------------------------|--------------|---------------|
| Industrial/Warehouse Area | 1,125 | 104.52 |
| TOTAL | 1,125 | 104.52 |



AMENITIES

- 3-Phase Electricity
- Fluorescent Strip Lighting
- Loading door
- WC

RENT

£17,300 pax.

TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

SERVICE CHARGE

The unit is subject to a contribution towards the estate service charge of £1,600 pa.

RATES

The Rateable Value payable of the property is £4,700.

VAT

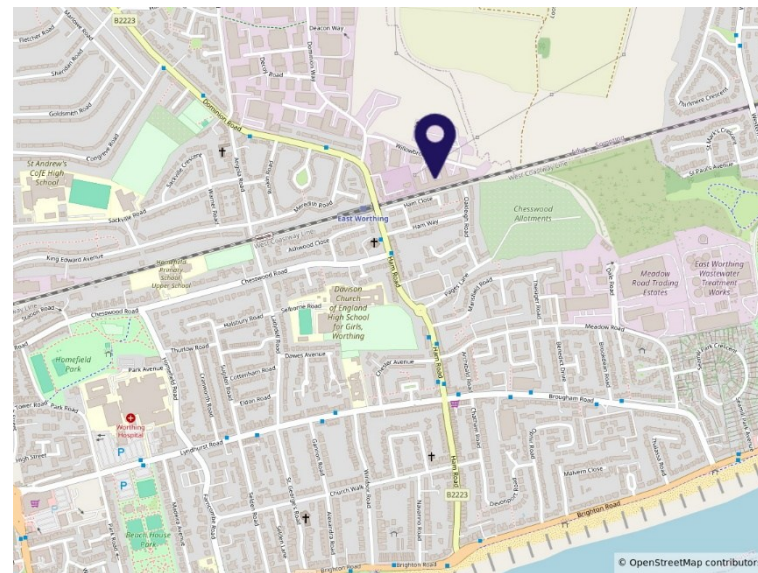
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

This unit has an EPC rating of B.



VIEWINGS – 01903 229 200

Ben Collins

t: 07918 823 539

e: bcollins@shw.co.uk

Duncan Marsh

t: 07970 524 840

e: dmarsh@shw.co.uk



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