

Unit 1 & 2 Highdown Industrial Park,
Littlehampton Road, Worthing, West Sussex,
BN12 6PG



**INDUSTRIAL / STORAGE
/ DISTRIBUTION**

5,396 Sq Ft
(501 Sq M)

RENT: £60,000 PER ANNUM

Light Industrial /
Warehouse Unit
with Secure Yard /
Parking on Small
Picturesque Estate

- + Situated on Small Estate Just Off A259 in Ferring, West Sussex
- + Superb Transport Links With A24, A27, A259 & Goring Railway Station Close By
- + Open Plan Warehouse Accommodation with Minimal Office Content
- + Secure Gated Yard
- + Suit Variety of Commercial Uses (stpc)
- + New Lease Terms Available From July 2026
- + Viewing Highly Recommended



Location

Highdown Industrial Park is situated in an established commercial area to the north of Ferring Village in West Sussex, conveniently positioned just off the A259 which runs between Chichester (17 miles east) and Brighton (14 miles west). The A27 is also close by, providing easy access to all major Sussex cities and the wider UK motorway network beyond. Goring-By-Sea railway station with its regular services along the coast and north to London Victoria (journey time of 1 hour and 30 minutes) is less than a 5 minute walk from the subject property. Worthing is a popular seaside town with a population in excess of 105,000 and is located approx 5 miles from the units. Nearby occupiers include AVS Fencing, Yeomans Group, PHS, Standby Self Storage and Asda Supermarket.

Description

A superb opportunity to lease a light industrial / warehouse unit situated on a small private industrial estate with superb transport connections.

Accessed via both single pedestrian door and 3x roller shutter doors (2x 14ft x 14ft & 1x 9ft x 10ft) the premises provide open plan warehouse accommodation with minimal office content suitable for a variety of commercial uses (subject to obtaining any necessary planning consents) and is presented to the market ready for immediate Tenant fit occupation from July 2026. Other benefits include a max eaves height of 17ft, three phase electricity and energy efficient LED lighting.

Externally the unit has dedicated parking all within a gated and secure yard adjoining the building.

Accommodation

Floor / Name	SQ FT	SQM
Warehouse	5,068	471
Office	328	30
Total	5,396	501

Terms

The property is available way of a new FR&I Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value, as of April 2026 of £29,250. Interested parties are asked to contact Arun District Council to ascertain if any relief is available to their business.

Summary

- + **Rent** - £60,000 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - To Follow
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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