

Unit 3, Goring Business Park, Woods Way,
Worthing, West Sussex BN12 4QY



TO LET

■ Detached Industrial Unit with Secure Yard

Size 1,147 sq m (12,352 sq ft)

■ Key Features

- Prominent detached building
- Secure gated yard
- To undergo significant refurbishment (spec available)
- Established industrial location
- Multiple goods entrances
- First floor offices
- Three phase electric
- 6.5m to apex
- Anticipated refurbishment date: Q2 2020
- Rent: £95,000 per annum (£7.75 per sq ft)

Location

Woods Way forms part of the established Goring Business Park situated to the west of Worthing town centre. **Access is via Mulberry Lane off the main A259.** Other occupiers include Brewers Decorator Centre, World of Books, John Haynes Mercedes and Applied Kilovolts.

The property comprises a **detached factory and office building set within a secure fenced and gated yard.**

Description

The rear comprises a steel frame workshop/store with a level concrete floor offering clear span space with a maximum height to the roof pitch of approx 6.5m. Access is via **two large loading doors (both 3m wide x 3.63m high) and a smaller loading door (3.1m wide x 2.2m high).** This combination offers separate goods in/ goods out loading potential.

To the front is a **two-storey office area with ground floor offices / meeting rooms** and wc together with an upper floor comprising several store rooms and wcs.

Externally, the yard is of good size and is secured with fencing and two gated entrances.

This is a comprehensive refurbishment programme schedule. Further details are available on request.

Accommodation

We understand the property to have the following **Gross Internal Area (GIA):**

Ground Floor Warehouse	10,294 sq ft	956.34 sq m
Ground Floor Offices	793 sq ft	73.67 sq m
First Floor	1,265 sq ft	117.52 sq m
Total	12,352 sq ft	1,147.53 sq m

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

chichester@flude.com

01243 819000

www.flude.com

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

7 February 2020



Terms

The property is available to let by way of a **new full repairing and insuring lease** for a term to be agreed at a commencing rent of **£95,000 per annum exclusive.**

Business Rates

Rateable Value (2017): £47,250

Should you require further information on Business Rates or your eligibility for rate relief, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

EPC

We understand the property has an **EPC rating of C72.**

Planning

We understand that the premises benefit from **Class B1(c) Light Industrial within the Use Classes Order 1987** (as amended).



