



**LIGHT INDUSTRIAL /  
STORAGE / WAREHOUSE**

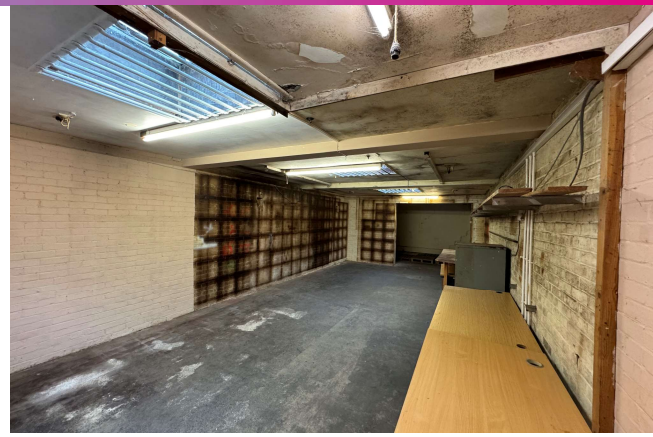
631 Sq Ft  
(58 Sq M)

**RENT: £7,250 Per Annum**

## Light Industrial / Storage Unit To Let in Popular Goring Location

- + Situated To The Rear of A Neighbourhood Shopping Parade in Goring-By-Sea
- + Available For Immediate Occupation
- + Suit Storage or Light Manufacturing Uses
- + Potential to Install Roller Shutter Door (if required)
- + Available By Way of A New Lease
- + Concrete Floor, Single Phase Electricity, Strip Lighting





## Location

Situated at the Mulberry end of Goring Road in a neighbourhood shopping parade. The property is within easy reach of Worthing Town Centre (1.5 miles to the east), West Worthing railway station (approx 1 mile to the north) and the popular seafront and beach is less than a 10 minute walk down Sea Lane. Nearby occupiers include KFC, Sainsburys Local, Lonsdis and a plethora of independent retailers / office occupiers. The property is on a popular bus route with primary school, library and public house all situated within 100 yards of the property. Worthing is a popular seaside town with a population in excess of 105,000 and is situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

## Description

An opportunity to rent a single storey workshop unit of standard brick construction under a flat asphalt roof. The property is situated at the rear of a parade of shops at the western end of Goring Road by the public library. The property is accessed via single pedestrian door which leads onto an open plan warehouse / storage unit benefitting from concrete flooring, strip lighting, single phase electricity and is ready for immediate occupation. The property has no WC and is not connected to mains water. The property would suit light manufacturing or storage uses. There is no allocated parking with the property but the Unit is situated within a much larger surface level car park. Surrounding roads are unrestricted.

## Accommodation

Floor / Name	SQ FT	SQM
Workshop / Warehouse / Storage	631	58
<b>Total</b>	<b>631</b>	<b>58</b>

## Terms

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

## Business Rates

According to the VOA (Valuation Office Agency) the Rateable Value of the property is £5,000. It is therefore felt that subject to tenant status that 100% small business rates relief may be applicable. Interested parties are asked to contact Adur & Worthing Councils directly to ascertain what relief, if any, may be applicable to their business.

## Summary

- + **Rent** - £7,250 Per Annum Exclusive
- + **VAT** – Not To Be Charged On The Rent
- + **Legal Costs** – Each Party To Pay Their Own Legal Costs
- + **EPC** – To Follow

## Viewing & Further Information

### Jon Justice

01903 251 600 / 07398 163 431  
[jon@justiceandco.co.uk](mailto:jon@justiceandco.co.uk)

### Sarah Justice

01903 251 600 / 07852 137 309  
[sarah@justiceandco.co.uk](mailto:sarah@justiceandco.co.uk)

### Chelsea Adams

01903 251 600 / 07508 326 804  
[chelsea@justiceandco.co.uk](mailto:chelsea@justiceandco.co.uk)

307 Goring Road, Worthing, BN12 4NX  
[www.justiceandco.co.uk](http://www.justiceandco.co.uk)