



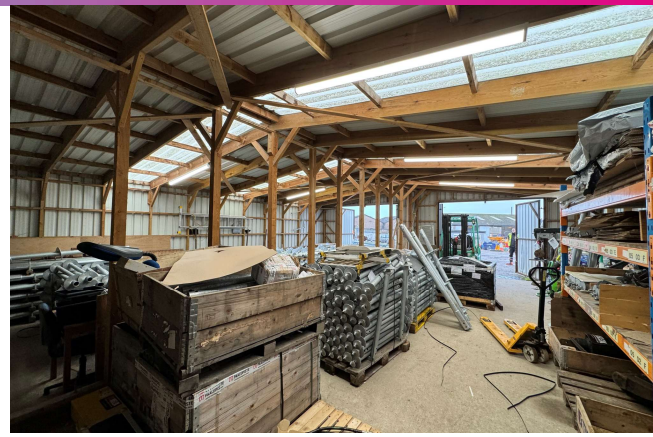
**STORAGE / LIGHT  
INDSUTRIAL / WAREHOUSE**

1,281 Sq Ft  
(119 Sq M)

**RENT: £7,850 PER ANNUM**

## Light Industrial / Warehouse / Storage Unit On East Worthing Estate

- + Situated on Part of the Rabbit & Dowling Ltd Site
- + Ideally Suits Hobby Use or Storage
- + Concrete Floor, Electricity Supply & Double Loading Doors
- + Excellent Proximity To A259 Coastal Road and A27 Trunk Road
- + Available From June 2024 on Flexible Lease Terms
- + Low Overheads. Viewing Highly Recommended



## Location

Meadow Road Industrial Estate is located just 1.5 miles east of Worthing town centre. The estate links with the A27 trunk road and to the A259 Coast Road whilst East Worthing railway station with services along the coast and north to London (journey time of 1 hour and 25 minutes) is a short walk away. The units are accessed via Dale Road and form part of a 1.5 acre site occupied by Rabbit & Dowling Plant Hire. B&W Loudspeakers have their headquarters adjacent to the site whilst immediately to the south is a further estate known as Silverdale Industrial Estate. Worthing is a popular seaside town with a population in excess of 105,000 and is located approx 13 miles west of the city of Brighton & Hove and 18 miles east of the cathedral city of Chichester.

## Description

An opportunity to lease a small light industrial / warehouse unit situated on part of the Rabbit & Dowling Ltd site in Worthing, West Sussex. The site is accessed via secure gated entrance and the light industrial units are situated on the western boundary. Unit 4 benefits from 2x double steel loading doors, concrete flooring, has electricity supply for power and lighting and provides open plan storage / warehouse accommodating for a variety of commercial uses. Externally there is room for occasional deliveries or parking. This is a fully operational heavy plant site and occupiers will need to be aware of frequent vehicular movements. The site also has shared WC facilities in the main office block.

The site is open Monday to Friday from 7am until 6pm and Saturday's 8am until 1pm. The site is not open on Sunday's.

## Accommodation

Floor / Name	SQ FT	SQM
Warehouse / Storage / Light Industrial Unit	1,281	119
<b>Total</b>	<b>1,281</b>	<b>119</b>

## Terms

The unit is available from June 2024 on a new IRL Lease or Licence for a term to be negotiated and agreed. All agreements are outside the provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

## Business Rates

Whilst its felt that subject to tenant status that 100% small business rates relief should apply interested parties are asked to contact Adur & Worthing Council's Business Rates department to confirm what rates are applicable to their business.

## Summary

- + **Rent** - £7,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged On The Rent
- + **Deposit** – 3 Months Rent
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – To Follow

## Viewing & Further Information

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