



**WAREHOUSE / LIGHT
INDUSTRIAL**

1088 Sq Ft
(101 Sq M)

RENT: £14,000 Per Annum

Light Industrial/ Warehouse Unit with Rear Parking

- + Small Enterprise Unit situated within Town Centre Location.
- + Suit Variety of Commercial Uses (STPC).
- + Available by Way of a New Lease.
- + Rear Loading / Unloading Area Through Gated Yard.
- + Three Phase Power, Roller Shutter Door, Strip Lighting and Ready For Immediate Occupation.
- + Viewing Highly Recommended.



Location

Station Road is a mixed residential and commercial street located on the outskirts of Worthing town centre. Station Road connects to Broadwater Road which in turn connects to the A27 trunk road A259 coast road. Worthing mainline railway station with its regular services along the coast and to London (journey time of 1 hour and 15 mins) is situated approximately 0.25 miles from the property. The town centre with its array of retail outlets, eateries and leisure facilities is a short walk away. Worthing is a popular seaside town with a population of in excess of 100,000 and is situated approximately 13 miles west of the City of Brighton and 18 East to the Cathedral City of Chichester.

Description

An opportunity to lease a single story, light industrial / warehouse / workroom / storage unit on the outskirts of Worthing town centre. The unit which forms part of a terrace of nine enterprise units is off standard block construction under a pitch roof with inset roof lights. Access to the premises is via either a manual roller shutter door (9ft by 9ft) or a separate pedestrian door. The unit benefits from concrete flooring, LED strip lighting with small office with WC to front. The ceiling height of this unit is 9ft 5. Externally at the rear there is one allocated parking space.

This is seen as an ideal starter or expansion unit and is suitable for a variety of commercial occupiers (subject to gaining the necessary consent).

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Office	160	15
Ground Floor Warehouse	928	86
Total	1,088	101

Terms

The property is available by way of a new effective FR&I Lease for a term of 6 years outside the provisions of the 1954 Landlord & Tenant Act.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £9700.

Interested parties are asked to contact Worthing and Adur Council to ascertain whether they are eligible for 100% small business rates relief.

Summary

- + **Rent** – £14,000 Per Annum Exclusive
- + **VAT** – Is to be charged on the rent
- + **Service Charge** – Approx £400 Per Annum
- + **Legal Costs** – Each party to pay their own
- + **EPC Rating** – C75

Viewing & Further Information

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