

**KEY**

This plan is indicative and for illustrative purposes only. It is not to scale.

-  **PLOT 1 = LET BY**
-  **PLOT 2 = 1.01 Acres**
-  **PLOT 3 = 1.44 Acres**



**OPEN STORAGE**

1.01 – 2.45 Acres  
(43,995 – 106,721 Sq Ft)

**RENT FROM £66,000 Per Annum**

## Town Centre Open Storage Opportunity On Short Term Lease

- + Situated on Future Development Site in Heart of Worthing Town Centre
- + Potential To Split Into Smaller Areas (if required)
- + Suit Variety of Commercial Uses (stpc)
- + Available For A Maximum Term of 3 Years (shorter terms considered)
- + Access via Railway Approach or Directly Off Teville Road
- + Gated Compound Storage





## Location

Teville Gate is a prominent development site at the gateway to Worthing Town Centre. The site will be converted in the mid to long term into residential apartments however a short term opportunity has arisen for open storage on the site for a period of approximately 3 years. The site is situated close to the town's brand new NHS Community Hub, Town Hall and Public Library in the heart of Worthing town centre. Chapel Road is one of the main thoroughfares into the town and is close to all local amenities and principle shops including Tesco Express, B&M Bargains, Greggs, KFC and all major Banks and Building Societies. Worthing is a popular seaside town with a population in excess of 105,000 and is located between the cities of Brighton (13 miles east) and Chichester (18 miles west). The site is situated on a popular bus route approximately 250 yards to the south of Worthing mainline railway station, where regular services run along the south coast 84 Chapel Road, Worthing, BN11 1BN and north to London with a journey time of 1 hour and 25 minutes. Worthing also benefits from superb road links with the A27 and A24 located to the north and the A259 coast road less than half a mile to the south.

## Description

Located on the redundant Teville Gate development site is an opportunity to lease two plots of land suitable for short term storage. Both plots provide a level surfaced open storage compound suitable for commercial vehicle use. The plots are fully fenced & gated with access to Plot 2 via Railway Approach and access to Plot 3 via Teville Road.

Power available on site if required (details on application).

In all, approximately 115,000 Sq Ft of useable area (subject to final measured survey).

Please note: open storage use only, no retail type uses will be considered at this time.

## Accommodation

Floor / Name	SQ FT	SQM	Availability
Plot 1	8,015	744	LET
Plot 2	43,995	4,087	AVAILABLE
Plot 3	62,726	5,827	AVAILABLE
<b>Total</b>	<b>114,736</b>	<b>10,652</b>	

## Terms

Each plot will be let on a Licence to Occupy basis for a maximum term of 3 years, subject to a break notice after 24 months. The Licence Agreement is to be issued outside the Landlord & Tenant Act (Part II) as amended. Further details are available upon request.

## Summary

- + **Rent** – Plot 2 = £66,000 Per Annum exclusive. Plot 3 = £95,000 Per Annum exclusive.
- + **VAT** – Not To Be Charged On The Rent
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **Services** – Interested Parties Need To Make Their Own Enquiries.

## Viewing & Further Information

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