/INDURENT



Industrial

UNIT 11 | HAMBRIDGE TRADING ESTATE

Willowbrook Road, Worthing, BN14 8NA

UNIT 11 | 1,112 SQ FT

Industrial Unit

Unit 11 at Hambridge Trading Estate offers versatile industrial space in a well-maintained estate, ideal for trade counter use. The unit benefits from 24-hour access, dedicated car parking, and excellent transport links.
Situated in Worthing's main industrial area, the estate is just northeast of the town centre and a 5-minute walk from East Worthing railway station, providing easy access to the Brighton to Portsmouth South Coast route.

Lease Type	New



Unit Summary

- Car Parking
- Well Maintained Estate
- Ideal Trade Counter Units
- Close to Transport
- 24 Hour Access
- Premier Industrial Location

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£17,500.00	£15.74
Rates	£4,977.53	£4.48
Maintenance Charge	£1,890.40	£1.70
Insurance	£333.60	£0.30
Total Cost	£24,701.53	£22.21

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

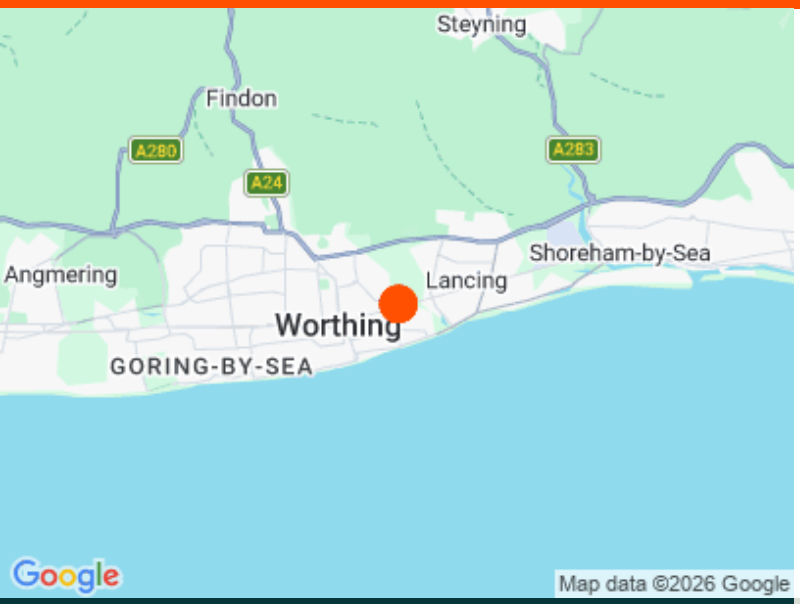
For more info please visit: unit.info/U4P0200034

+44(0) 808 169 7554

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Location

The estate benefits from an adjacent rail station and favourable road access given proximity to the A27 (connecting to the A23 towards London / Crawley).

Road
A27: 18 miles

Airport
Gatwick: 35 miles

Rail
East Worthing: <1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (43)

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Key Contact



Alex Winter

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."

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