/INDURENT

Industrial

# UNIT 21 | HAMBRIDGE TRADING ESTATE

Willowbrook Road, Worthing, BN14 8NA

## UNIT 21 | 2,800 SQ FT

### Versatile industrial unit

Unit 21 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
- WC Facilities
- 24 Hour Access
- Ideal Trade Counter Units
- Premier Industrial Location
- Flexible Space

| | Per Annum | Per Sq Ft |
|---|---|---|
| Rent | £37,200.00 | £13.29 |
| Rates | £12,528.00 | £4.47 |
| Maintenance Charge | £4,760.00 | £1.70 |
| Insurance | £840.00 | £0.30 |
| Total Cost | £55,328.00 | £19.76 |

**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/U4P0200044

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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 | C (75) |

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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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