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TO LET

INDUSTRIAL/WAREHOUSE – 4,279 SQ FT (397.52 SQ M)

Unit 18 Hambridge Trading Estate, Willowbrook Road, Worthing, BN14 8NA

DESCRIPTION
The unit is a light industrial building with brick and steel portal frame. The unit forms part of a terrace of industrial / warehouse units and is situated at the end of the terrace. Internally, the unit is laid out to provide a warehouse / production area with access via a loading door. There is a single WC. The unit also benefits from a separate pedestrian entrance. There are 3 phase electricity supplies. Lighting is provided throughout.

LOCATION
The premises is situated in the main Worthing industrial area northeast of the town centre. The estate is a 5 minute walk from East Worthing railway station. Worthing is one of the largest towns in West Sussex and has an established commercial centre. Major occupiers already based in the town include Glaxo SmithKline, Southern Water, Rayner & Keeler and Eurotherm. The town is situated on the A27 which provides excellent access to the other southcoast towns such as Chichester and Brighton as well as access to the southern road network. Brighton is approximately 14 miles to the east and Gatwick/Crawley is 25 miles to the north via the A27/A23 link.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Production/Warehouse	4,279	397.52

AMENITIES
- 3-Phase Electricity Supply
- Flourescent Strip Lighting
- Loading Door
- WC

RENT
£56,800 pax

TENURE
The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RATES
The April 2023 Rateable Value of the property is £35,500.

INSURANCE
£1,284 pa

SERVICE CHARGE
£7,274.30 pa

VAT
VAT will be chargeable on the terms quoted.

LEGAL COSTS
Each party to be responsible for their own legal costs.

EPC
This property has an EPC Rating of B.

VIEWINGS – 01903 229 200

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