

UNITS TO LET

1,520 - 6,169 ft²



REFURBISHMENTS
ACROSS ESTATE



ESTABLISHED
TRADE LOCATION



AMPLE ON-SITE
PARKING



www.ipif.com/martlets

INDUSTRIAL / WAREHOUSE UNIT TO LET

MARTLETS TRADING ESTATE
MARTLETS WAY, GORING-BY-SEA, BN12 4HF

IPIF

LOCATION

Martlets Trading Estate is approximately 2 miles to the west of Worthing town centre via the A259 which provides access to the main A27 (approximately 2 miles north east) via Titnore Lane.

The estate has always proved to be a popular location, the most local occupiers with representation from World of Books, HPS and Brewers.

DRIVE TIMES*

Destination	Miles	Time
A259	0.5	2 mins
A27	2.6	7 mins
A24	6.2	13 mins

* Travel times approximate and traffic-dependent.
Sourced by Google Maps.



ACCOMMODATION

Available accommodation comprises of the following gross internal areas (GIA):

UNIT 2	FT ²	M ²	EPC
TOTAL	1,733	161	C74

UNITS 18 & 19	FT ²	M ²	EPC
TOTAL	1,514 - 3,033	141 - 282	D82

UNIT 20	FT ²	M ²	EPC
TOTAL	3,077	286	D82

UNIT 23	FT ²	M ²	EPC
TOTAL	1,520	141	C-69



SPECIFICATION

- Eaves height range from 3.9m - 5.1m
- LED lighting throughout
- Three phase electricity
- Separate pedestrian entrance
- Car parking spaces
- Male & female WCs





LEASE TERMS

The units are available on new flexible leases on a Full Repairing and Insuring basis with terms to be agreed.

BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the local authority.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.



On behalf of the landlord

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TO LET

TO BE REFURBISHED - INDUSTRIAL AND WAREHOUSE
3,077 SQ FT (285.86 SQ M)

Unit 20, Martlets Trading Estate, Goring by Sea, Worthing, West Sussex, BN12 4HF

DESCRIPTION

The unit, which will shortly be refurbished to a high standard, forms part of a block of single storey light industrial units with brick and block walls and profile sheet cladding under a new insulated profile sheet roof with translucent roof lights. The unit is situated at the end of the terrace.

Internally, the unit benefits from an office and WC facilities. Access for loading is via an electrically operated up-and-over loading door. There is also a separate pedestrian entrance. Car parking is available immediately in front of the unit. The unit benefits from three phase electricity and lighting will be by way of LED lighting.

LOCATION

The unit is situated on the southern side of Woods Way, which forms part of the well established Martlets Trading Estate. The Martlets Trading Estate is approximately 2 miles to the west of Worthing town centre via the A259 which provides access to the main A27 (approximately 2 miles north east).

The Martlets Trading Estate has always proved to be a popular location, the most local occupiers with representation from World of Books, HPS and Brewers.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Production / Warehouse including Ladies and Gents WC Facilities and Office	3,077	285.86

AMENITIES

- Eaves height 4.7m
- WCs
- To be refurbished to a high standard
- LED lighting throughout
- Three phase electricity
- Separate pedestrian entrance
- Car parking immediately in front of the unit

RENT

£53,850 PAX.

TERMS

A new full repairing and insuring lease is available for a term to be agreed.

RATES

To be reassessed.

VAT

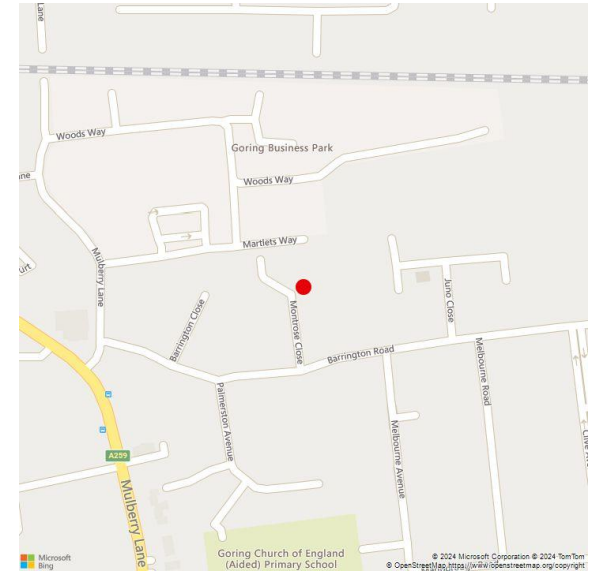
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



Indicative photo of a typical refurbished unit on the Martlets Trading Estate.

VIEWINGS –

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