



**SHW**

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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 5,402 SQ FT (501.85 SQ M)**

**Units 1 & 2, Highdown Industrial Park, Littlehampton Road, Worthing, West Sussex, BN12 6PG**

## DESCRIPTION

A detached industrial and warehouse unit with self-contained yard which has recently been refurbished to a high standard to include LED lighting. The unit benefits from 3 electrically operated roller shutter doors, there is also a separate pedestrian entrance. The Landlord will install new WC facilities and a kitchen together with office accommodation subject to an incoming occupier's requirements.

## LOCATION

Highdown Industrial Park is situated to the north of Ferring with direct access on to the A259. The A259 in turn has direct links with the A27 providing access to Chichester (17 miles west) and Brighton (10 miles east). Goring-by-Sea railway station is a short distance to the south. Nearby occupiers include AVS Fencing, Yeomans Group, PHS, Standby Self Storage and Asda Supermarket.

## ACCOMMODATION (GROSS INTERNAL AREA)

|                | SQ FT | SQ M   |
|----------------|-------|--------|
| Warehouse Unit | 5,402 | 501.85 |

## RENT

£65,000 PAX

## AMENITIES / OPPORTUNITY

- Newly refurbished to a high standard
- Self-contained and secure gated yard
- 3 roller shutter doors
- Direct access on to the A259 coast road

## TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## RATES

Rateable value 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

26-50

B

30 B



## VIEWINGS – 01903 229200

Duncan Marsh

t: 01903 229 201

e: dmarsh@shw.co.uk

Ben Collins

t: 01903 229208

e: bcollins@shw.co.uk



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