

TO LET

INDUSTRIAL AND WAREHOUSE – 3,065 SQ FT (284.74 SQ M)

Unit 2, Timberlaine Trading Estate, Decoy Road, Worthing, West Sussex, BN14 8ND

Rent | £45,950 PAX

21 April 2026

DESCRIPTION

The unit forms part of a terrace of industrial/warehouse units and is situated at the end of the terrace. The unit is of portal frame construction with brick elevations and profile metal cladding which was installed in the last year under an insulated modern metal profile roof. Externally, the unit has been refurbished to a high standard to include new cladding to all elevations together with a new shutter door, windows and both pedestrian entrance door and new electrically operated shutter door. Access for loading is from the rear of the unit. There is also a new separate pedestrian entrance door at the front of the unit on to Dominion Way. Internally, the unit has an uninterrupted eaves height of 4.53m (14ft 10in). There are separate male and female WC facilities. The unit benefits from a gas supply. At the front of the unit there are offices.

LOCATION

The unit is situated on the established East Worthing Industrial Estates which is located approximately 2 miles to the north east of Worthing Town Centre. The estate links to the A27 south coast trunk road (1¼ miles to the north) via Dominion Road and Sompting Road and the A259 coast road (¾ of a mile to the south coast) via Dominion Road/Ham Road.
The unit occupies a prominent position on the north side of Dominion Way at its junction with Decoy Road.

ACCOMMODATION (GROSS INTERNAL AREA)

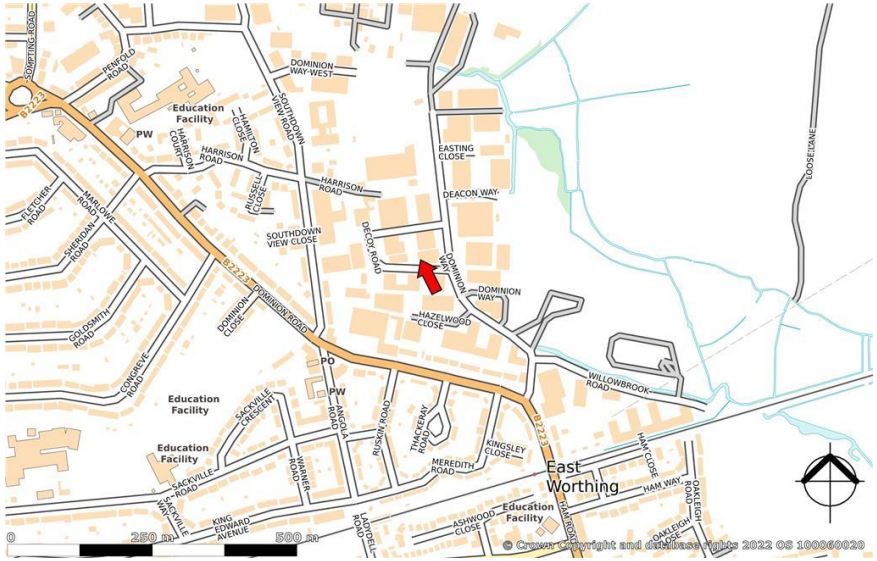
	SQ FT	SQ M
Ground Floor Warehouse	3,065	284.74
TOTAL	**3,065**	**284.74**

TERMS

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

AMENITIES / OPPORTUNITY

- Refurbished industrial/warehouse unit
- Prominent industrial/warehouse unit
- Car parking
- Separate male/female WC facilities
- Gas supply
- 3-phase electricity
- Separate office areas
- Electrically operated loading door



RENT

£45,950 PAX

RATES

The April 2026 Rateable Value of the property will be £28,280.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.

VIEWINGS – 01903 229200

Duncan Marsh **t:** 01903 229201 **e:** dmarsh@shw.co.uk

Ben Collins **t:** 07918 823539 **e:** **bcollins**@shw.co.uk

twitter - @SHWProperty
LinkedIn - SHW Property
Instagram – SHW Property

MAKING PROPERTY WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW.CO.UK







VIEWINGS – 01903 229200

Duncan Marsh **t:** 01903 229201 **e:** dmarsh@shw.co.uk

Ben Collins **t:** 07918 823539 **e:** **bcollins**@shw.co.uk

twitter - @SHWProperty

LinkedIn - SHW Property

Instagram – SHW Property

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316