

FARADAY²⁶¹

WORTHING BN13 3RB



INDUSTRIAL / WAREHOUSE UNIT TO LET

261,727 SQ FT (**24,314** SQ M)

- BEING COMPREHENSIVELY REFURBISHED
- 9.78 ACRES SITE AREA
- 9.5M – 10.5M EAVES
- 11 DOCK LEVEL DOORS AND 10 LEVEL ACCESS DOORS



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DESCRIPTION

Faraday 261 comprises a late 1970's distribution centre arranged over three distinct high bay units accessed via a total of 21 loading doors. The main office area is arranged over two floors and includes suspended ceilings, raised floors and air conditioning.

TERMS

The property is available on a new FRI lease, on terms to be agreed.

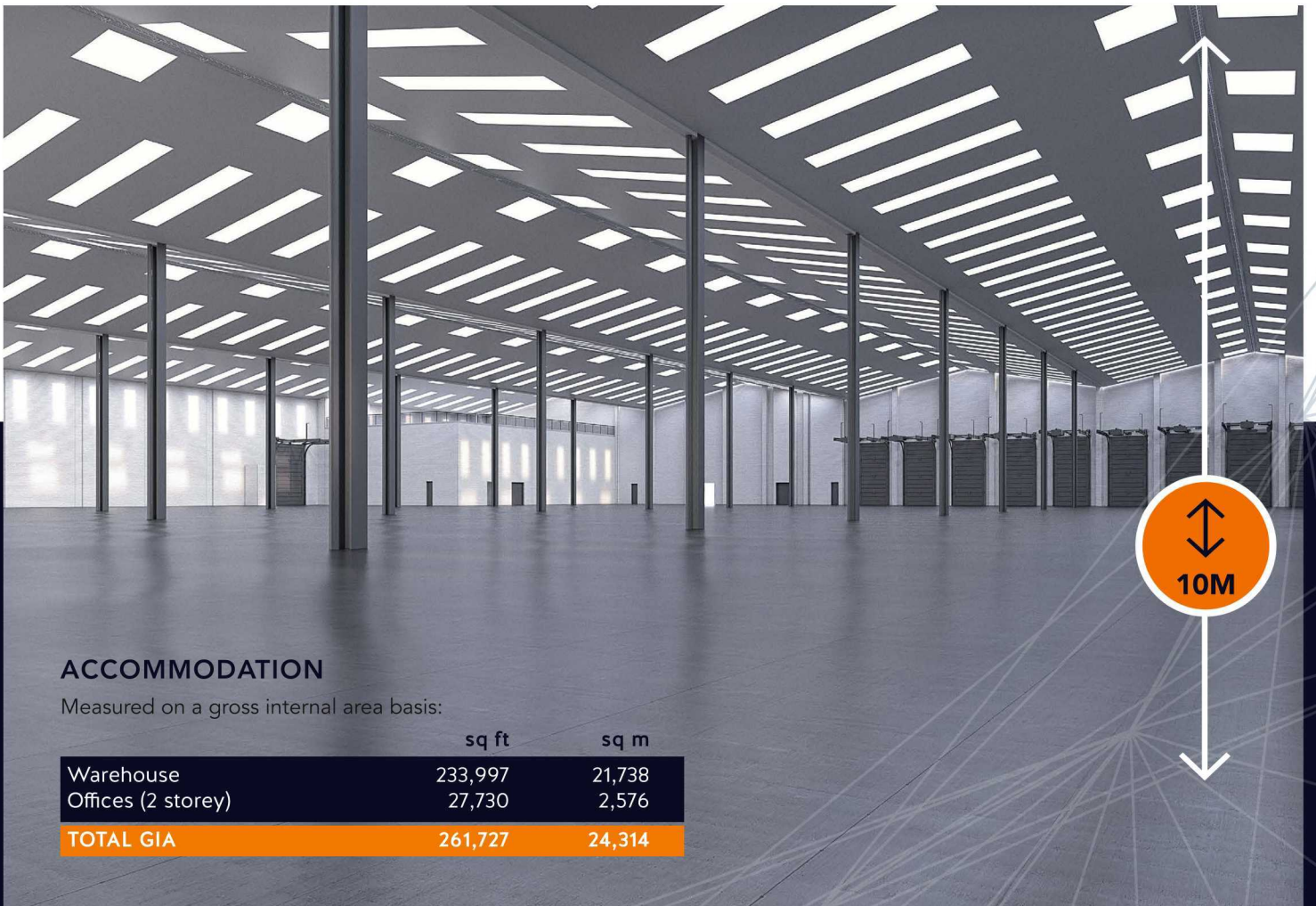
TENURE

Leasehold.

AVAILABLE
Q3 2022

KEY POINTS

- 261,727 SQ FT ON 9.87 ACRES
- SECURED SITE
- 9.5M RISING TO 10.5M MIN. HAUNCH HEIGHT
- 11 DOCK LEVEL DOORS
- 10 LEVEL ACCESS DOORS
- GUIDE RENT £7.50 PER SQ FT EXCLUSIVE



ACCOMMODATION

Measured on a gross internal area basis:

	sq ft	sq m
Warehouse	233,997	21,738
Offices (2 storey)	27,730	2,576
TOTAL GIA	261,727	24,314

£7.50
P. SQ FT

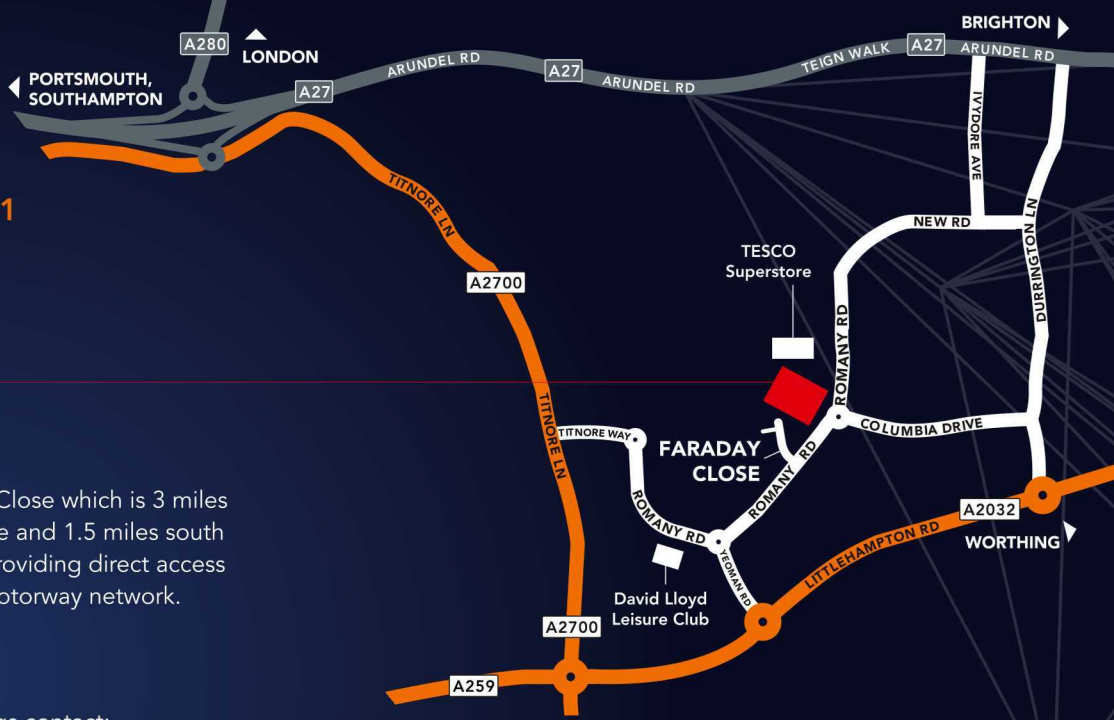
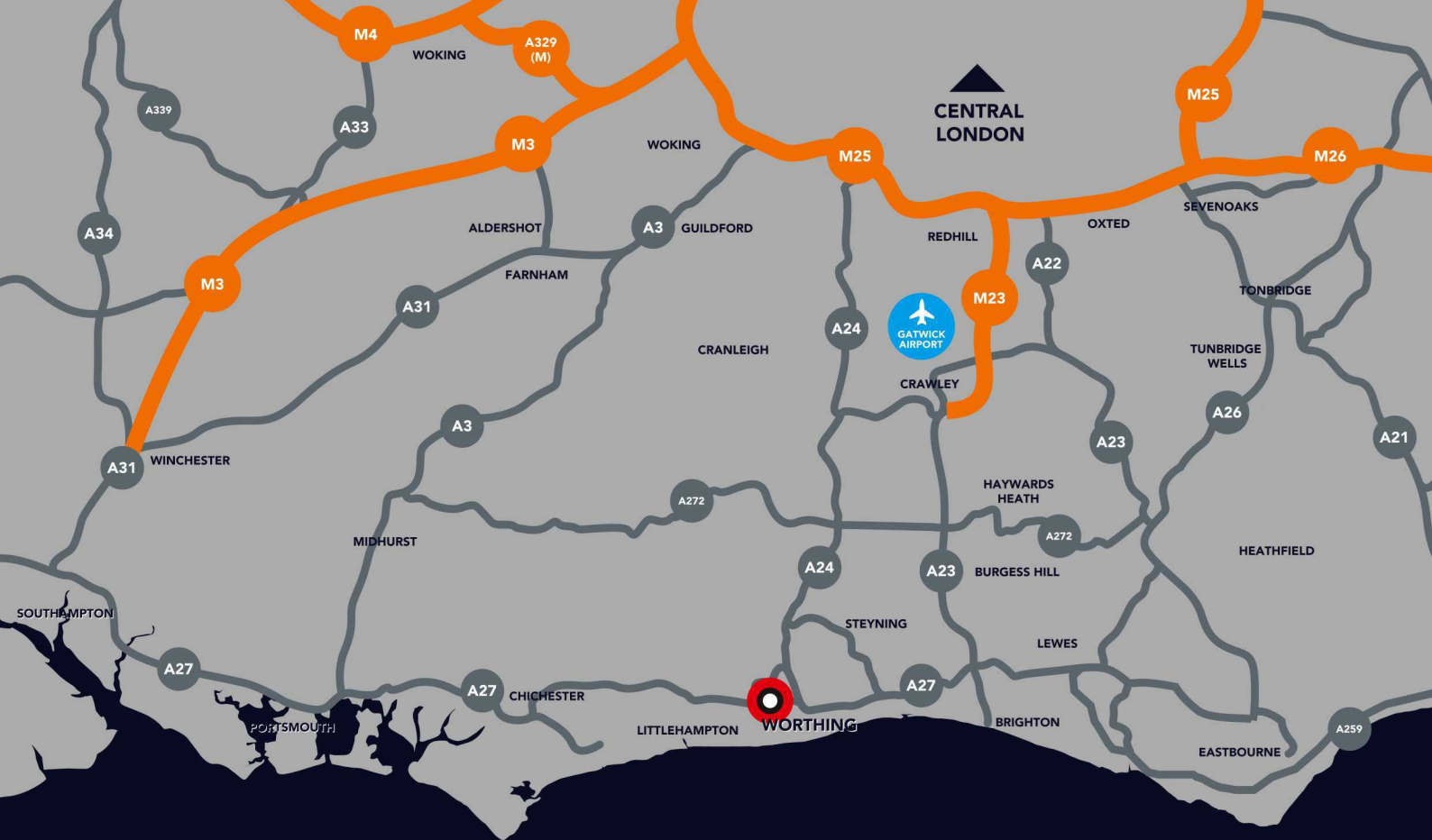
GUIDE RENT

£7.50 per sq ft exclusive.

EPC

Available upon request.





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 **BN13 3RB**
SAT NAV

LOCATION

Faraday 261 is located in Faraday Close which is 3 miles north west of Worthing town centre and 1.5 miles south east from A27 dual carriage way providing direct access to the South Coast and national motorway network.

VIEWING

For further information and viewings contact:



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