



CGI IMAGE - PROPOSED NAME CHANGE & RE-DECORATION

**LIGHT INDUSTRIAL /
WAREHOUSE**

691 Sq Ft
(64 Sq M)

RENT: £833 Per Month

Ground Floor
Workshop / Light
Industrial Unit With
Small Office Content
Within Popular
Business Centre

- + Excellent Transport Links - West Worthing Railway Station, A259, A24 & A27 All Close By
- + Building Undergoing Extensive Building Works
- + Rent Includes Service Charge Contribution
- + Suit New or Expanding Light Industrial Occupier Looking For Commercial Space With Low Overheads
- + On-Site Car Parking Available
- + Small Business Rates Relief Available (subject to Tenant status)
- + Available By Way of New Flexible Lease



CGI IMAGE - For Indicative Purposes Only



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CGI IMAGE OF PLANNED REFURBISHMENT TO OFFICE ENTRANCE

Location

This former dairy warehouse was converted into offices / workrooms during 1990 and has recently been sold to a new owner with a new Managing Agent. The premises are situated in a predominantly residential location close to West Worthing mainline railway station which provides regular train services along the coast and north to London (journey time of 1 hour and 35 minutes) and within 500 yards of Goring Road which is a busy secondary shopping parade. Worthing town centre with its array of retail outlets, leisure facilities, eateries and public houses is a further 1.5 miles to the east. The premises are situated close to A259 which provides easy access to both the A27 and A24 trunk roads. Worthing is a popular seaside town with a population in excess of 100,000 and is located approximately 13 miles to the west of the city of Brighton and 18 miles east of cathedral city of Chichester.

Description

A rare opportunity to lease a ground floor light industrial unit / workshop premises within a popular and thriving Business Centre.

The accommodation benefits from a communal reception area and communal WC facilities (which are soon to be refurbished throughout). There is communal on site car parking available on a first come first served basis.

Unit 6 provides ground floor workroom accommodation across two areas with additional office, store & mezzanine which provides further storage space. The unit is located towards the rear of the property. Accessed via wooden double doors the units benefits from LED lighting, carpet flooring & ample electrical points. The tenant is to pay for their own usage of electricity, phone and broadband.

Accommodation

Floor / Name	SQ FT	SQM
Workshop / Unit	391	36
Store Room	150	13
Store 2	60	5
Mezzanine	90	8
Total	691	64

Terms

The unit is available by way of a new Lease with terms to be negotiated and agreed. Further information available upon request

Hours Of Use

The premises have restricted hours of use as follows:

Monday – Friday: 08:00am - 18:00pm
 Saturday: 08:00am - 13:00pm
 Closed Sundays and Bank Holidays.

Summary

- + **Rent** – £833 PCM (£10,000 Per Annum Exclusive)
- + **VAT** – To Be Charged
- + **Rateable Value** – To Be Re-assessed
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – E(107)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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