

**SHW**

MAKING  
PROPERTY  
WORK  
[SHW.CO.UK](http://SHW.CO.UK)



**INDUSTRIAL/WAREHOUSE/GARAGE WORK SHOP – 4,695 SQ FT (436.17 SQ M)**

**5-7 New Street, Worthing, West Sussex, BN11 3BT**

**TO LET**

**DESCRIPTION**

The premises comprises a garage workshop / industrial and warehouse unit. Internally, the unit is laid out to provide a warehouse / production area, multiple storage rooms, reception area, kitchen and w/c's with access via 2 loading doors. There is 3 phase electricity supplies. Lighting is provided throughout. There is a mezzanine first floor which provides additional storage space. Externally there is a secure side yard 1,035 sqft (96.18 sqm). The premises up until recently has been used as a tyre depot/garage.

**LOCATION**

The unit is situated immediately south of Montague Street which is the main pedestrian thoroughfare and just 30 metres from the seafront and promenade within New Street.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
Industrial/Warehouse Area	3,949	366.87
First Floor	746	69.3
<b>TOTAL</b>	<b>4,695</b>	<b>436.17</b>

**AMENITIES**

- 3-Phase Electricity
- Fluorescent Strip and LED Lighting
- 2 manual loading doors
- WC
- Eaves height – 3.53m
- Secure yard

**RENT**

£44,200 pax.

**TENURE**

The property is available by way of an assignment of a lease on full repairing and insuring grounds for a term expiring on 31<sup>st</sup> January 2029.

**RATES**

The Rateable Value payable of the property is £42,750.

**VAT**

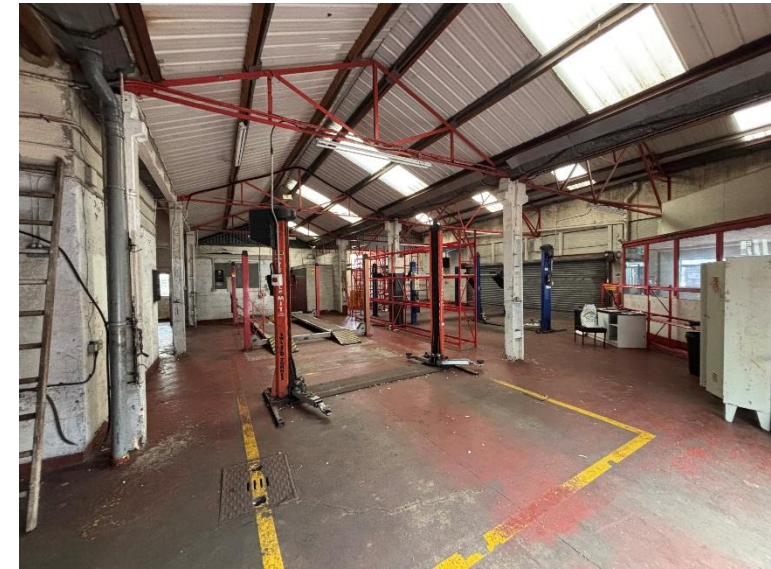
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

This unit has an EPC rating of D.



**VIEWINGS – 01903 229 200**

Duncan Marsh

t: 07970 524 840

e: dmarsh@shw.co.uk

Ben Collins

t: 07918 823 539

e: bcollins@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING  
PROPERTY  
WORK**