

**OFFERS INVITED BY 12pm (Noon)
ON FRIDAY 24th JULY 2026**



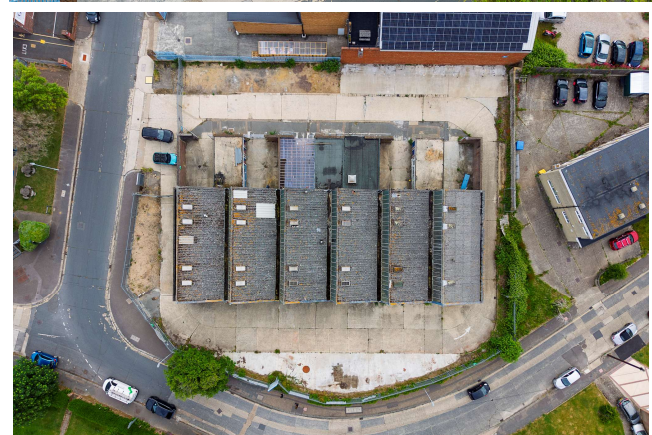
**INDUSTRIAL /
DEVELOPMENT**

8,818 Sq Ft
(819 Sq M)

GUIDE PRICE: £700,000

**Substantial
Detached Light
Industrial
Warehouse
Building Situated
on 0.6 Acre Plot**

- + Situated on Popular West Sussex Industrial Estate
- + Nearby Occupiers Include Brewers Decorator Centre, HPS Worthing, Bird and Blend Tea Co & Shepherds UK
- + On Instructions From Adur & Worthing Council
- + Superb Transport Links – A259, A24 & A27 Accessed Nearby
- + Rare Freehold Opportunity
- + Suit Owner Occupier / Investor / Developer
- + Suit Variety of Commercial Uses (stpc)
- + May Consider Letting on New FR&I Lease



Location

The property is located to the Southwestern end of Woods Way, close to the junction of Mulberry Lane and Jupps Lane and forms part of the popular Goring Business Park on the outskirts of Worthing in West Sussex. Situated 2 miles to the West of Worthing town centre. Access to the estate is from the popular A259 road via Goring Way, which provides easy connectivity to the main A27 & A24 trunk roads which are approximately 2 miles to the Northwest.

Goring by Sea railway station with its regular services along the coast and North to London (journey time of 1hr 30mins) is less the 0.5 miles from the subject property.

Worthing is a popular seaside town and in fact the largest town in West Sussex with a population in excess of 105,000 people and benefits from a large service industry, particularly in the financial services sector. The town is situated approximately 13 miles to the West of the city of Brighton and 18 miles to the East of the cathedral city of Chichester.

Description

Justice and Co are delighted to offer to the market this rare industrial freehold opportunity.

Comprising of a light industrial / warehouse unit of traditional brick construction, part over clad, under a cement sheet roof with various translucent roof lights with concrete yard surrounding on a plot with approximately 0.6 acres.

Historically let as 6 individual units each comprising of a workshop/premises with kitchen and WC. In more recent times the site had been utilised as a builder merchants and various units have been knocked through to create more open plan industrial/distribution accommodation.

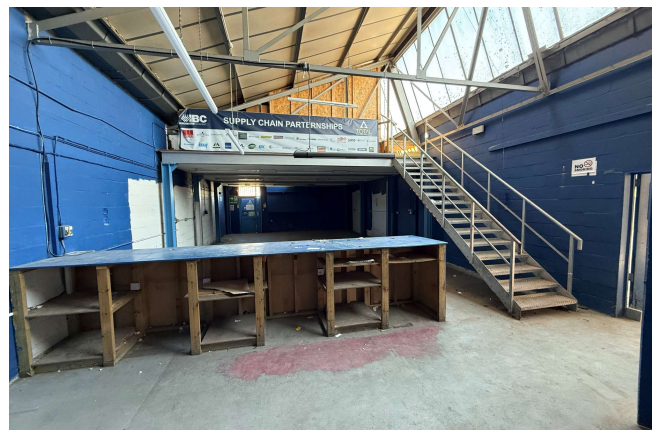
The site has various access points via double galvanized steel gates with 6 foot high palisade fencing surrounding the entire site. Internally the property requires major improvement to bring the units up to modern day standards but currently benefits from concrete flooring, strip lighting, 3 phase electricity and maximum eaves height of 19 ft.

Opportunity

This is seen as an excellent asset management opportunity for an established investor to acquire a substantial industrial site suitable for refurbishment and onward lettings producing an income of circa £100,000 per annum.

The Local Authority particularly welcomes interest from established local employers, or developers/investors working in partnership with local employers

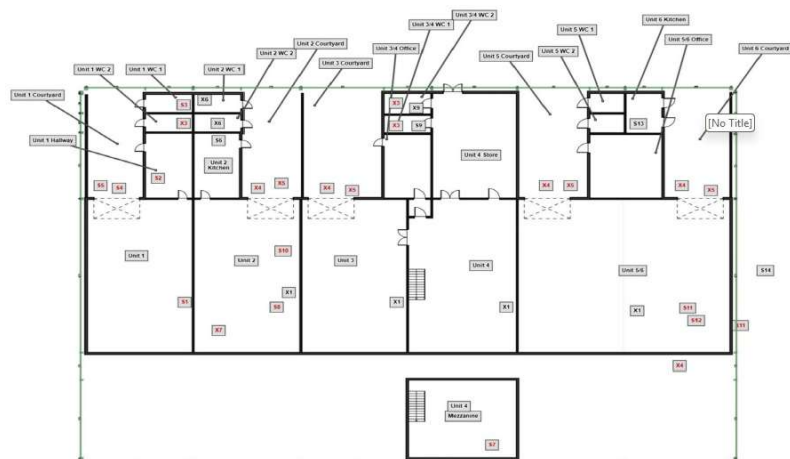
Alternatively, a developer could acquire the site and seek permission to demolish and re-build.



Accommodation

Floor / Name	SQ FT	SQM
Unit 1 Warehouse	1,198	111
Unit 1 Kitchen	105	9
Unit 2 Kitchen	109	10
Unit 2 Warehouse	2,424	225
Unit 3 Store	475	44
Unit 3 Warehouse	1,176	110
Unit 4 Warehouse	2,446	228
Unit 4 Office	225	21
Unit 4 Mezzanine	660	61
Total	8,818	819

Floor Plan



Terms

The property is available freehold with full vacant possession upon completion.

The owner will consider offers to take a full repairing lease of the property, the rent, term and other factors to be negotiated.

Business Rates

According the VOA (Valuation Office Agency) the property has a rateable value (from 1st April 2026) of £52,500.

Summary

- + **Guide Price** - £700,000 (Seven Hundred Thousand Pounds)
- + **VAT** – To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – E(105)
- + **AML** - In accordance with Anti-money laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together evidence / proof Identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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