

UNIT E TO LET

2,503 ft² (233 m²)



TO BE
REFURBISHED



EASY ACCESS
TO A27



WITHIN ESTABLISHED
TRADE LOCATION



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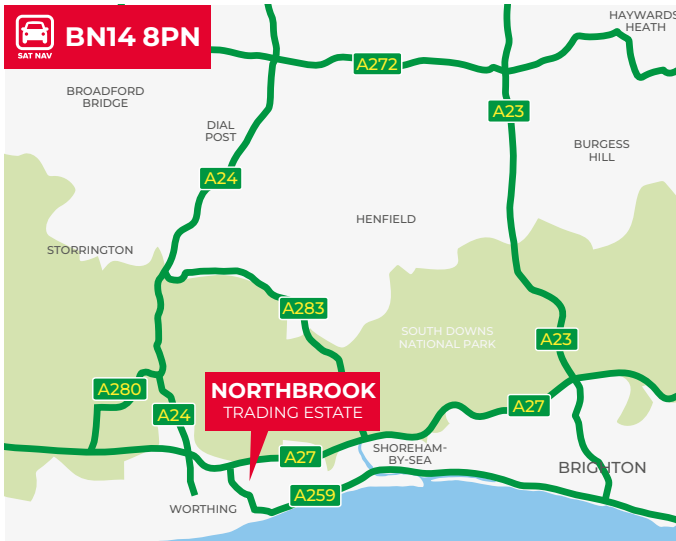
INDUSTRIAL / WAREHOUSE UNIT TO LET

NORTHBROOK TRADING ESTATE
NORTHBROOK RD, WORTHING, BN14 8PN



LOCATION

The Northbrook Trading Estate is situated approximately ½ mile south of the A27 via Sompting Road and Northbrook Road, one of the main industrial areas (approximately 1 mile to the north of Worthing town centre). Other occupiers in the vicinity include Howden Joinery Trade Centre, Euro Car Parts, City Electrical Factors and Sally Hair & Beauty.



DESCRIPTION

The unit which will shortly be refurbished comprises a single storey light industrial / warehouse unit with brick and blockwork walls and profile sheet cladding under a metal profile roof with translucent roof lights. The unit has a roller shutter door for loading purposes, incorporating a pedestrian entrance as well. There are separate ladies and gents WC facilities. The unit benefits from 3-phase electricity.

Internally, the unit is laid out to provide open-plan production / storage areas together with separate ladies and gents WCs and an office.

Car parking is provided at the front of the unit.

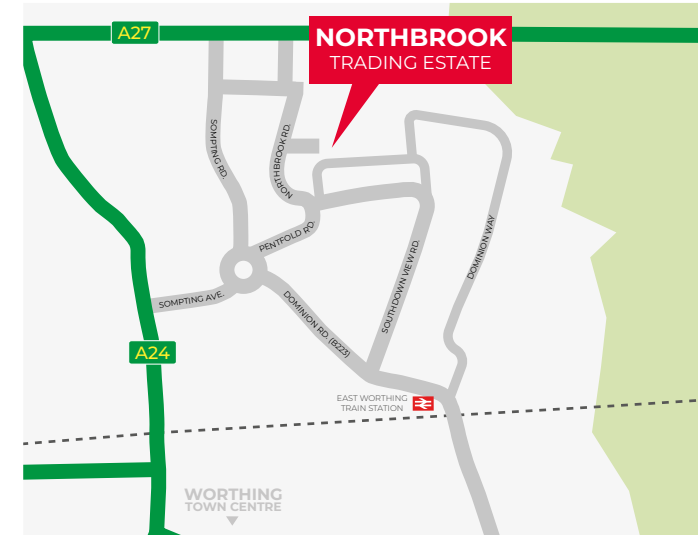
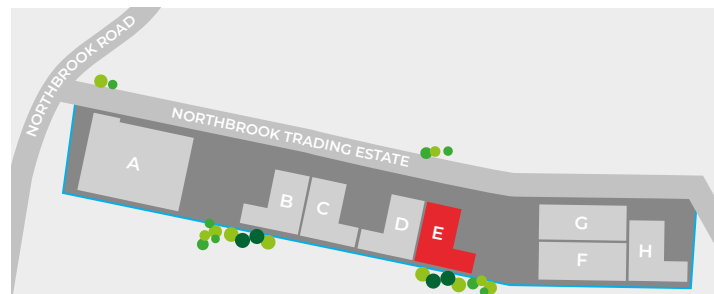
ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT E	FT ²	M ²
Ground Floor (inc. WCs & Office)	2,503	233

SPECIFICATION

- 3.8 - 5.5m eaves height
- Loading door
- Separate male and female WCs
- LED Lighting throughout
- Separate pedestrian access
- Car parking



LEASE TERMS

The units are available on new flexible leases on a Full Repairing and Insuring basis with terms to be agreed.

BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the local authority.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.

On behalf of the landlord



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