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**TO LET**

**INDUSTRIAL WAREHOUSE – 1,733 SQ FT (161.18 SQ M)**

**Unit 2, Martlets Trading Estate, Worthing, BN12 4HF**

**DESCRIPTION**

The unit which will shortly be refurbished forms part of a block of single storey light industrial units with brick and block walls and profile sheet cladding under an insulated profile sheet roof with translucent roof lights.

Internally, the unit benefits from an office and separate ladies and gents WC facilities.

**LOCATION**

The building is situated on the northern side of Martlets Way which forms part of the well established Martlets Trading Estate.

Martlets Trading Estate is approximately two miles to the west of Worthing Town Centre via the A259 which provides access to the main A27 (approximately 2 miles to the northwest) via Titnore Lane.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	1,733	161.18

**AMENITIES / OPPORTUNITY**

- To be newly refurbished throughout
- Separate male and female WCs
- LED lighting throughout
- 3-phase electricity
- Separate pedestrian entrance
- Car parking immediately outside the unit

**RENT**

£31,200 PAX

**RATES**

The current Rateable Value of the property is £17,500.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

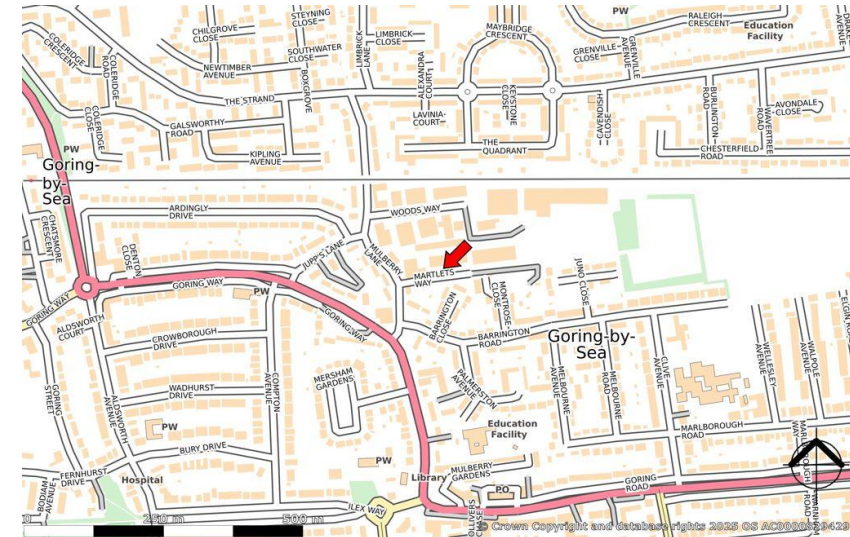
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74 C



The internal photographs are of another unit on the estate which has been recently refurbished. The subject unit will be refurbished to a similar standard.



**VIEWINGS –**

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