

UNITS TO LET

1,050 - 3,040 ft²



REFURBISHMENTS
ACROSS ESTATE



ESTABLISHED
TRADE LOCATION



AMPLE ON-SITE
PARKING



www.ipif.com/martlets

INDUSTRIAL / WAREHOUSE UNITS TO LET

MARTLETS TRADING ESTATE
MARTLETS WAY, GORING-BY-SEA, BN12 4HF



LOCATION

Martlets Trading Estate is approximately 2 miles to the west of Worthing town centre via the A259 which provides access to the main A27 (approximately 2 miles north east) via Titnore Lane.

The estate has always proved to be a popular location, the most local occupiers with representation from World of Books, HPS and Brewers.

DRIVE TIMES*

Destination	Miles	Time
A259	0.5	2 mins
A27	2.6	7 mins
A24	6.2	13 mins

*Travel times approximate and traffic-dependent. Sourced by Google Maps.



DESCRIPTION

ACCOMMODATION

Available accommodation comprises of the following gross internal areas (GIA):

UNIT 8 - TO BE REFURBISHED	FT ²	M ²	EPC
TOTAL	1,050	97.5	C-74

UNIT 16 - UNDER REFURBISHMENT	FT ²	M ²	EPC
TOTAL	2,309	214.5	D-92

UNIT 22 - FULLY REFURBISHED	FT ²	M ²	EPC
TOTAL	1,520	141	B-48

UNIT 23 - UNDER REFURBISHMENT	FT ²	M ²	EPC
TOTAL	1,520	141	D-78

UNITS 22 & 23 COMBINED	FT ²	M ²	
TOTAL	3,040	282	

SPECIFICATION

- Eaves height range from 3.9m - 5.1m
- LED lighting throughout
- Three phase electricity
- Separate pedestrian entrance
- Car parking spaces
- Male & female WCs





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



Rachel Sharman
rachel.sharman@ipif.co.uk



Duncan Marsh
dmarsh@shw.co.uk
01903 229 201



MAKING
PROPERTY
WORK

SHW

SHW.CO.UK

LOXLEY
FOOD SERVICE
info@loxleyfoods.co.uk 01903 898517

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TO LET

INDUSTRIAL AND WAREHOUSE – 1,520 SQ FT (141.21 SQ M)

Unit 23 Martlets Trading Estate, Martlets Way, Goring-By-Sea, Worthing, BN12 4QY

DESCRIPTION

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

The Martlets Trading Estate is approximately 2 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 Titnall Lane.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,520	141.21
TOTAL	1,520	141.21

AMENITIES

- Eaves height 3.9m - 5.08m
- Separate male and female WCs
- LED lighting throughout
- 3-phase electricity
- Separate pedestrian entrance
- Car parking immediately outside the unit

RENT

£27,360 PAX

RATES

The current Rateable Value of the property is £14,750.

VAT

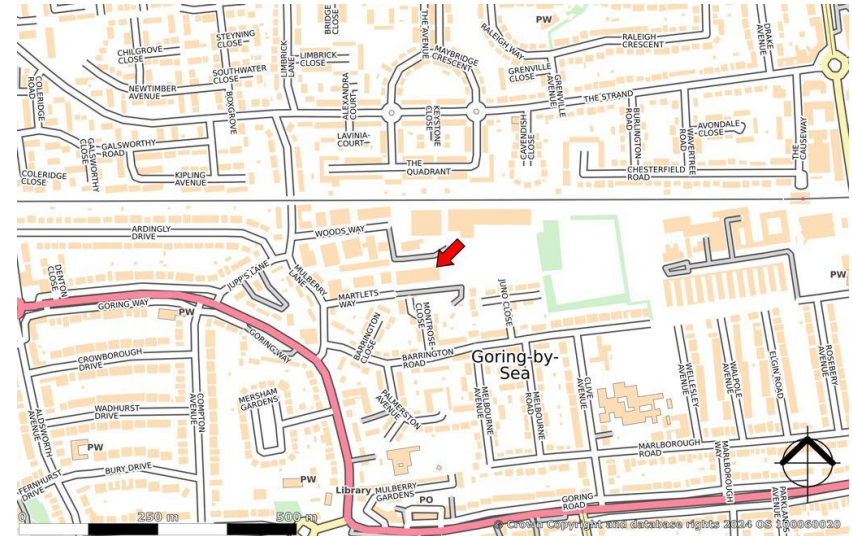
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

26-50 **B** 48 B



These are not photos of the unit, however this is what a standard unit of this size looks like on this trading estate.

VIEWINGS –

Duncan Marsh

t: 01903 229201

e: dmarsh@shw.co.uk

Ben Collins

m: 07918 823539

e: bcollins@shw.co.uk

@SHWProperty
 SHW Property
 SHW Property