TO LET

LIGHT INDUSTRIAL UNIT

486.21 m^2 (5,234 ft^2)

01903 236599

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UNIT 4A SOUTHDOWNVIEW WAY, WORTHING, WEST SUSSEX, BN14 8NQ

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CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

UNIT 4A SOUTHDOWNVIEW WAY, WORTHING, WEST SUSSEX, BN14 8NQ

GUIDE RENT £47,500 PA

LOCATION: The property is located on the south side of Southdownview Way which is situated within the established Broadwater Trading Estate. The property is located approximately 2 km (1.25 mile) to the north east of Worthing Town Centre and has convenient access to the A27 which provides links to Brighton and Chichester. There are a variety of other occupiers in proximity including Plumbase, Screwfix, Toolstation, Howdens Joinery, and GSK.

DESCRIPTION: The property comprises a semi-detached industrial unit with a single storey office block to the front which is accessed via either a roller shutter door and a personal door to the front.

Internally the main warehouse is broadly rectangular and arranged as an open plan warehouse with a mezzanine section to the western sections.

To the single storey office block it is arranged as various offices with a kitchen, and separate WC's.

The eaves height for the main warehouse is approximately 3.87 m.

We understand the property has 3 phase electricity.

The property would lend itself to a variety of uses subject to relevant planning permission.

The premises has approximate gross internal floor area of:

Ground Floor Main Warehouse	347.46 m^2	3,740 ft^2
Offices	138.75 m^2	1,494 ft^2
TOTAL	**486.21 m^2**	**5,234 ft^2**

TENURE: A new full repairing and insuring lease is available with terms to be negotiated.

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VAT: We understand that VAT is not payable.

RATES: We understand the property has the following Rateable Value £35,750 (VOA 2023 list)

LEGAL COSTS: Each party to be responsible for their own legal costs, unless otherwise negotiated

AML: In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.

EPC: D—86

Offices



Main Warehouse







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FOR MORE INFORMATION OR A VIEWING PLEASE CONTACT;

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