

TO LET

MODERN TRADE COUNTER /
WAREHOUSE / INDUSTRIAL UNITS

From 1,631 TO 9,402 SQ FT (151.5 TO 873.4 SQ M)

DOWNSBROOK & NORTHBROOK TRADING ESTATES

WWW.WORTHINGTRADEPARKS.CO.UK

Unit 11, Downsbrook Trading Estate, Southdownview Way, Broadwater Trading Estate, Worthing, BN14 8NQ



Location

Worthing is located on the A27 which provides direct access to the south coast towns of Chichester (18 miles to the west) and Brighton (14 miles to the east). The Downsbrook Trading Estate is situated half a mile to the south of the A27 on the Broadwater Trading Estate, one of the main industrial areas on the north east side of the town.

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WILLIAMS**
www.shw.co.uk



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available on our website: www.shw.co.uk

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Description

A modern industrial trade counter unit forming part of a development of 12 units, constructed in the 1980's. The unit totals approximately 3,439 sq ft and Other occupiers on the estate include Grahams (Plumbing & Heating), City Electrical Factors Ltd and Partco Autoparts.

Accommodation

The accommodation is currently arranged as follows.

	sq m	sq ft
Ground Floor (Production/Warehouse)	249.48	2,685
Ground Floor Office	35.02	377
First Floor Office	35.02	377
Total	319.52	3,439

Amenities

- Electric up and over loading door
- Eaves height 6.48 m
- Sodium lighting within the production/warehouse areas
- Carpeted, decorated and lit offices
- WC facilities
- Kitchen
- Central heating in offices
- Parking for 5 cars
- 3 phase electricity

Terms

A new full repairing and insuring lease available for a term to be agreed.

Price/Rent

£31,000 per annum exclusive.

Rates

The unit has a rateable value of £20,000. Rates payable £8,660 per annum.

VAT

VAT will be chargeable on the terms quoted

Legal Costs

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

Viewing

For further information, e-mail details, or to arrange an inspection, please contact sole agents:

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