

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

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Unit A Northbrook Trading Estate, Worthing BN14 8PN



9,186 Sq Ft

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 Car Parts & Accessories, Sally Hair & Beauty, Howden Joinery Trade Counter, Plumb Centre, Thrifty Car Rental and City Electrical Factors.

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**STILES
HAROLD
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

Stiles Harold Williams prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Stiles Harold Williams will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Stiles Harold Williams may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of any appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. November 2009

Description

The unit comprises a single storey light industrial/warehouse unit with brick and blockwork walls and profile sheet cladding under a pitched roof. At the front of the building there is a two storey office section which the previous occupier used as a showroom. Within the production/warehouse area the unit benefits from an eaves height of 4 mts (13' 5"). The offices are carpeted and lit with heating provided by way of electric wall mounted heaters. The unit has a sliding shutter door for loading purposes. There is dedicated forecourt at the front of the building for car-parking and there is a shared yard at the rear.

Accommodation

The units are currently arranged as follows:

	sq ft	sq m
Production/Warehouse	5,486	510
Ground Floor Office	1,813	168
First Floor Office	1,887	175
Total	9,186	853

Amenities

- Eaves height – 4mts (13' 5")
- Lighting throughout
- Sliding loading door
- Separate pedestrian accesses
- WCs
- Dedicated car parking and shared yard
- Gas fired blow heaters within the warehouse/production area
- Carpeted and heated offices

Terms

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

Rent

£48,250 per annum exclusive.

Rates

We have been verbally advised by the local rating authority that the premises have the rateable value of £49,000. Rates payable £23,765.

VAT

VAT will be chargeable on the terms quoted.

Legal Costs

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

Viewing

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

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