

# 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 E NORTHBROOK TRADING ESTATE, NORTHBROOK ROAD, WORTHING BN14 8PN



#### 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, Howden Joinery Trade Centre, Thrifty Car Rental, City Electrical Factors and Sally Hair & Beauty.

Duncan Marsh  
t. 01903 229200  
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David Martin  
t. 01273 876200  
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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](http://www.shw.co.uk)

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## Description

The unit comprises a single storey light industrial/warehouse unit with brick and blockwork walls and profile sheet cladding under an insulated profile sheet roof with translucent roof lights. The unit has a sliding shutter door for loading purposes. There are Ladies and Gents WCs.

## Accommodation

The unit is currently arranged as follows:

	sq ft	sq m
Production/Warehouse Area Incl. WC's	2,499	232

## Amenities

- Eaves height – 12ft 6ins to 18ft 3ins
- Separate Male and Female WCs
- Lighting throughout
- Loading door
- Separate pedestrian access
- Car-parking
- Gas fired overhead blow heater

## Terms

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

## Rent

£18,750 per annum exclusive.

## Rates

We have been verbally advised by the local rating authority the premises have a rateable value of £14,250 with rates payable £6,854.25.

## 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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e. dmarsh@shw.co.uk

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