



**MAKING
PROPERTY
WORK**
SHW.CO.UK

TO LET

INDUSTRIAL AND WAREHOUSE – 3,378 - 6,756 SQ FT (313.82 - 627.63 SQ M)

Units 13 & 14, Northbrook Business Park, Northbrook Road, Worthing, West Sussex, BN14 8PQ

(Available separately or combined)

DESCRIPTION

Both units are of steel portal frame construction with part brick and blockwork elevations with metal profile cladding under an insulated sheet roofing incorporating intermittent rooflights. Internally, both units are laid out to provide an open warehouse/production area together with a 1st floor office in each unit. Access for loading is via up and over doors. In addition, each unit has a separate pedestrian door. Lighting within the warehouse/production areas is by way of sodium lights.

LOCATION

Worthing is located on the A27 which provides direct access to the south coast town of Chichester (18 miles to the west) and Brighton (14 miles to the east). The town is an established commercial centre with major occupiers including GSK, Southern Water and Equiniti. The Northbrook Business Park was constructed in 2006 and is situated approximately ½ mile south of the A27, approximately 1 mile to the north of Worthing town centre.

ACCOMMODATION (GROSS INTERNAL AREA)

Both units on a combined basis have an approximate gross internal floor area of 6,756 sq ft.

	SQ FT	SQ M
Unit 13 - Warehouse	3,020	280.56
Unit 13 - 1st Floor Office	358	33.26
Unit 14 - Warehouse	3,020	280.56
Unit 14 - Office	358	33.26
TOTAL	6,756	627.64

AMENITIES / OPPORTUNITY

- Eaves height - 6.53m (21.5 ft)
- WC facilities in each unit
- 3-phase electricity
- Modern 1st floor office in each unit
- Insulated metal profile sheet roof with 10% rooflight
- Modern decorated/carpeted with suspended ceilings & recess lighting offices
- Elevations of brick and insulated profile steel cladding
- Lighting within warehouse/production areas

RENT

Unit 13 - £51,000 PAX
Unit 14 - £51,000 PAX

TENURE

Each unit is available by way of a new full repairing and insuring lease for a term to be agreed.

RATES (APRIL 2023)

The Rateable Value of Unit 13 is £22,250
The Rateable Value of Unit 13a is £5,700
The Rateable Value of Unit 14 is £28,500

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

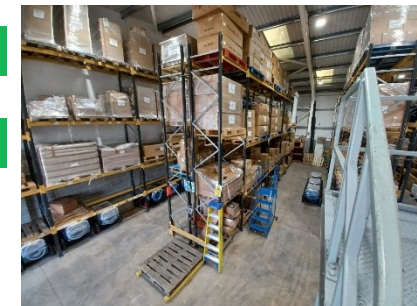
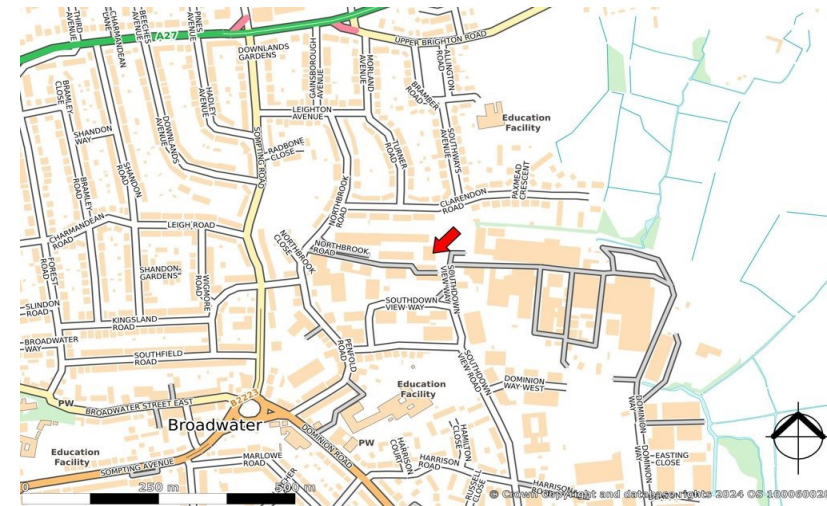
EPC

Unit 13:

26-50 **B** 49 B

Unit 14:

26-50 **B** 49 B



VIEWINGS –

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