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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 1,164 SQ FT (108.14 SQ M)**

**Unit 16 Ham Bridge Trading Estate, Willowbrook Road, Worthing, West Sussex, BN14 8NA**



**DESCRIPTION**

The unit is a light industrial building with brick and part profile steel elevation with insulated corrugated asbestos roof with strip lighting. The unit forms part of a terrace of industrial / warehouse units and is situated at the end of the terrace. Internally, the unit is laid out to provide a warehouse / production area with access via a loading door. There is a single WC. The unit also benefits from a separate pedestrian entrance. There are gas and 3 phase electricity supplies. Lighting is provided throughout. The unit has an eaves height of 3.86 m. There are two car parking spaces.

**LOCATION**

The premises is situated in the main Worthing industrial area northeast of the town centre. The estate is a 5 minute walk from East Worthing railway station which is on the main Brighton to Portsmouth South Coast route. Worthing is one of the largest towns in West Sussex and has an established commercial centre. Major occupiers already based in the town include Glaxo Smithkline, Southern Water, Rayner & Keeler and Eurotherm. The town is situated on the A27 which provides excellent access to the other southcoast towns such as Chichester and Brighton as well as access to the southern road network. Brighton is approximately 14 miles to the east and Gatwick/Crawley is 25 miles to the north via the A27/A23 link.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	1,164	108.14

**AMENITIES**

- 15'42 eaves (max)
- Concertina loading door
- 2 x allocation parking spaces with loading area
- WC
- 3-phase electric

**RENT**

£15,500 PAX.

**TENURE**

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

**SERVICE CHARGE**

The unit is subject to a contribution towards the estates service charge.

**RATES**

The current 2023 Rateable Value of the property is £10,750.

**VAT**

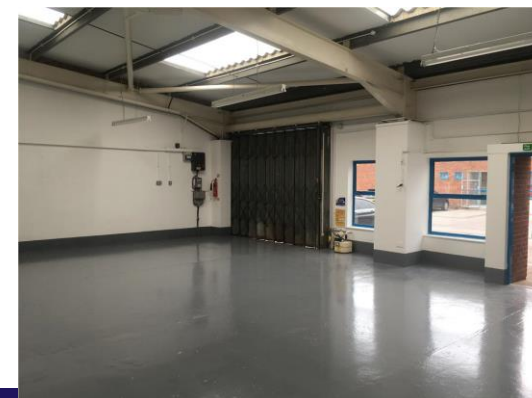
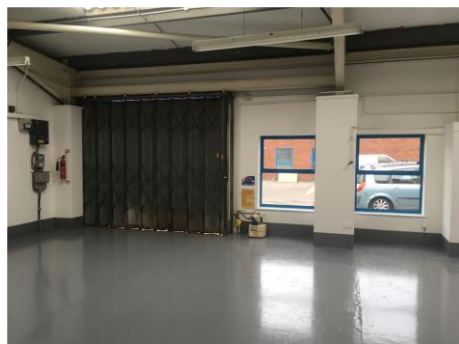
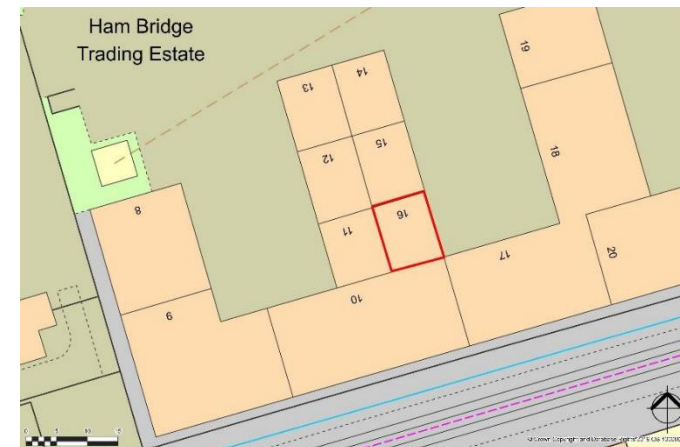
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party to bear their own legal costs incurred in the transaction.

**EPC**

The property has an EPC rating of E.



**VIEWINGS – 01903 229200**

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