

TO LET

INDUSTRIAL AND WAREHOUSE – 1,869 SQ FT (173.63 SQ M)
Unit 9, Timberlaine Trading Estate, Decoy Road, Worthing, West Sussex, BN14 8ND

DESCRIPTION

Refurbished Light Industrial Unit

LOCATION

The unit is situated on the established East Worthing Industrial Estate which is located approximately 2 miles to the north-east of Worthing town centre. The estate links to the A27 south coast trunk road (1½ miles to the north) via Dominion Road and Sompting Road and the A259 coast road (¾ miles to the south coast) via Dominion Road/Ham Road. The unit is situated within Decoy Road.

ACCOMMODATION (GROSS INTERNAL AREA)

| | SQ FT | SQ M |
|----------------------|-------|--------|
| Production/Warehouse | 1,869 | 173.63 |
| TOTAL | 1,869 | 173.63 |

AMENITIES / OPPORTUNITY

- Eaves height 2.9 mts.
- Roller shutter door
- Separate pedestrian access
- Ample on site car parking
- Separate Male & Female WCs
- Fluorescent strip lighting
- · Recently refurbished

RENT

£25.250 PAX

RATES

The April 2023 Rateable Value will be £15,500.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

76-100











VIEWINGS - 01903 229200

Ben Collins

Duncan Marsh t: 01903 229201

t: 01293 441312 **e:** bcollins@shw.co.uk

e: dmarsh@shw.co.uk

twitter - @SHWProperty

LinkedIn - SHW Property

Instagram – SHW Property

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