



SHW

**MAKING
PROPERTY
WORK**

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TO LET
01903 229200

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 (1¼ 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

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VIEWINGS – 01903 229200

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