

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 2,503 SQ FT (232.53 SQ M)**

**Unit E Northbrook Trading Estate, Northbrook Road, Worthing, West Sussex, BN14 8PN**

**DESCRIPTION**

The unit which will shortly be refurbished comprises a single storey light industrial/warehouse unit with brick and blockwork walls and profile sheet cladding under a metal profile roof with translucent roof lights. The unit has a roller shutter door for loading purposes, incorporating a pedestrian entrance as well. There are separate ladies and gents WC facilities. The unit benefits from 3-phase electricity.

Internally, the unit is laid out to provide open-plan production/storage areas together with separate ladies and gents WCs and an office.

Car parking is provided at the front of the unit.

**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 Howden Joinery Trade Centre, Euro Car Parts, City Electrical Factors and Sally Hair & Beauty.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor (incl WCs & Office)	2,503	232.53

**AMENITIES / OPPORTUNITY**

- Eaves Height - 12'6" to 18'3"
- Separate male and female WCs
- LED lighting throughout
- Loading door
- Separate pedestrian access
- Car parking

**RENT**

£37,550 PAX

**TENURE**

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

**RATES**

The current Rateable Value of the property is £22,750.

**VAT**

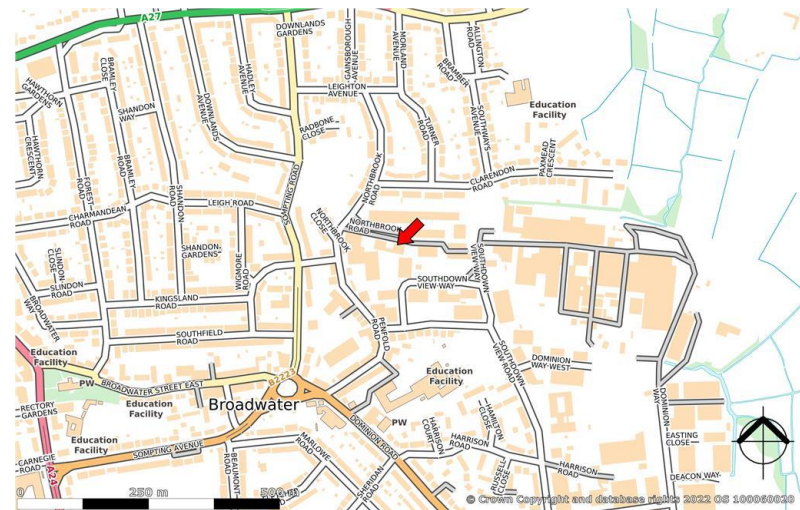
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

26-50 **B** 30 B



**VIEWINGS –**

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