

TO LET

INDUSTRIAL AND WAREHOUSE - 4,273 SQ FT (396.96 SQ M)

Unit 10 Silverdale Industrial Estate, Meadow Road, Worthing, West Sussex, BN11 2RZ

## **DESCRIPTION**

The unit which has just been refurbished to a high standard forms part of a terrace of light industrial and warehouse units. The unit is of portal frame construction with part brick and blockwork elevation with metal cladding on the upper sections under a pitched roof which has recently been over-roofed with a modern metal profile roof.

Internally, the unit is laid out to provide an open warehouse/production area together with offices, kitchen and separate ladies and gents WC facilities at ground floor. There is LED lighting in the warehouse.

Within the warehouse/production area there is an eaves height of 4.7m (15ft 5in). Access for loading purposes is via a full height electric roller shutter door. In addition, there is a separate pedestrian entrance door leading into the ground floor reception/office areas.

At first floor, additional open plan offices have been created together with a mezzanine storage area.

At the rear of the unit there is an enclosed secure yard with 2 containers, both of which have lighting and electrical supplies.

#### LOCATION

Silverdale forms part of the Meadow Road Industrial Estate which is located approximately 2 miles to the east of Worthing town centre. The estate links with the A27 south coast trunk road (2 miles to the north) via Ham Road/Dominion Road/Sompting Road and the A259 coast road (1/2 mile to the south) via Brougham Road.

The unit adjoins Dale Road, the main access road into Meadow Road where BMW loud speakers have their headquarters.

# **ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor - Warehouse/Production	2,391	222.12
Ground Floor - Reception, Offices, WCs & Kitchen	949	88.16
First Floor Offices/Storage	933	86.68
TOTAL	4,273	396.96

### **AMENITIES / OPPORTUNITY**

- Recently refurbished to a high standard.
- Eaves height 4.7m (15ft 5in).
- 3-phase power.
- · Gas-fired centrally heated offices.
- · Recessed fluorescent strip lighting in offices.
- · LED lighting within warehouse/production area.
- New electrically operated roller shutter door.
- Newly carpeted offices.
- Fitted kitchen.
- Separate ladies & gents WC facilities.
- · 9 dedicated car parking spaces.
- Secure yard at rear with 2 large containers with electricity (lighting & power sockets)

### RENT

£46.000 PAX

### **RATES**

The current Rateable Value of the property is £26,500.

#### VAT

VAT will be chargeable on the terms quoted.

### **LEGAL COSTS**

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

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### **EPC**

76-100



















**VIEWINGS -**

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