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SEDA

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

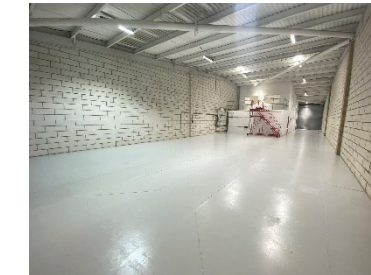
Each party is to be responsible for their own legal fees.

EPC

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**VIEWINGS –**

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