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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 5,428 SQ FT (504.26 SQ M)**

**Unit 1, Cignet Trading Estate, Faraday Close, Worthing, West Sussex, BN13 3RB**

**DESCRIPTION**

The unit forms part of a terrace of light industrial and warehouse units. The unit is of steel portal frame construction with part brick and profile sheet cladding. Lighting is provided within the production and warehouse areas. There are separate Male & Female WCs within the unit and there is ample car parking at the front of the unit. The unit also benefits from full height up and over loading doors. ScrewFix trade next door and Howdens two doors away having taken additional space in 2023

**LOCATION**

Worthing is situated on the A27 South Coast Trunk Road which provides access to the south coast town of Chichester (18 miles to the west) and Brighton (14 miles to the east). The Cignet Trading Estate is situated on the north east side of the town and is approximately 1 mile south of the A27.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Unit 1	5,428	504.26

**EPC**

0-25

**A**

**25 A**



**AMENITIES / OPPORTUNITY**

- Newly refurbished
- 5.41 (17.9 ft) eaves height
- Full height up and over loading door
- LED lighting within the production area
- 3-phase electricity
- Ladies & Gents WCs
- Dedicated car parking
- Next to Screwfix & Howdens

**RENT**

£59,700 PAX

**RATES**

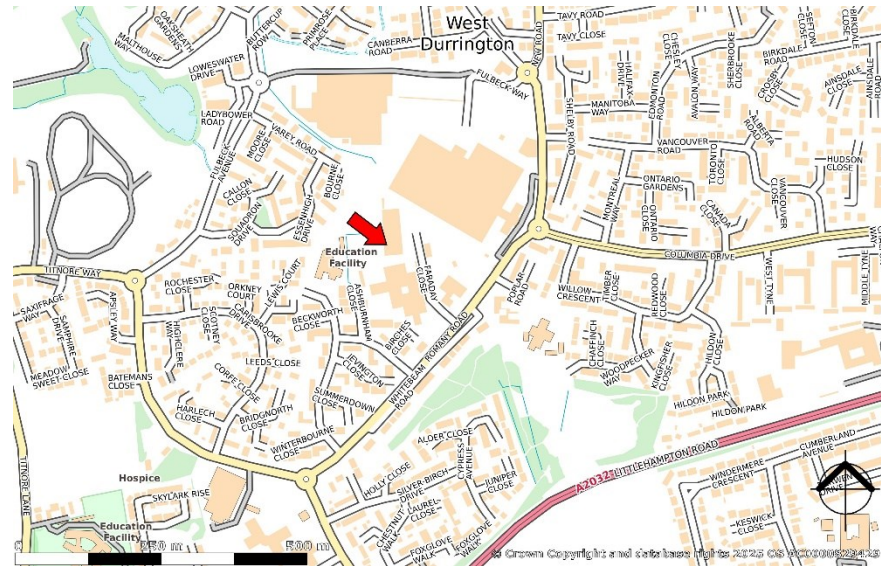
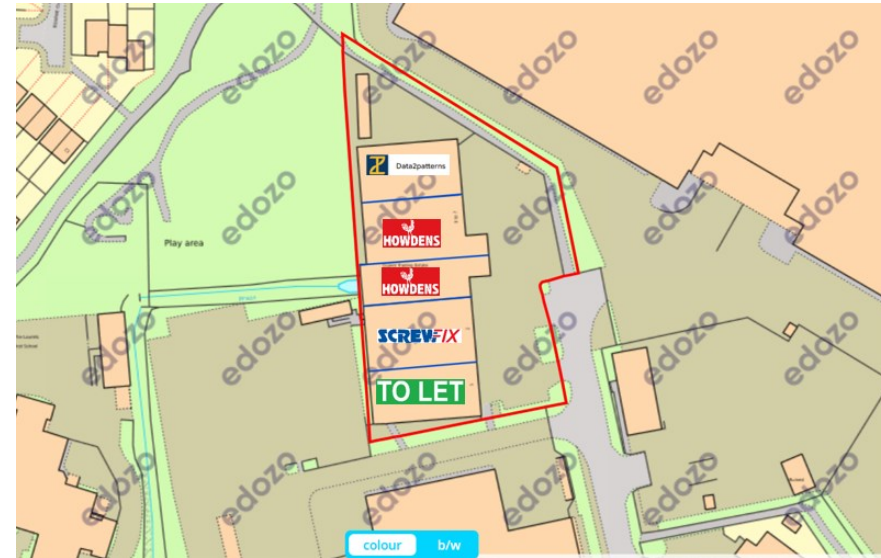
Rateable value to be reassessed.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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



**VIEWINGS –**

Duncan Marsh

t: 01903 229201

e: dmarsh@shw.co.uk

Ben Collins

t: 01903 229208

e: bcollins@shw.co.uk



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