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TO LET

INDUSTRIAL AND WAREHOUSE – 1,052 SQ FT (97.73 SQ M)

Unit 9, Martlets Trading Estate, Worthing, West Sussex, BN12 4HF

DESCRIPTION

The unit, which is to be shortly refurbished, forms part of a block of single storey light industrial units with brick and block walls and profile sheet cladding under an insulated profile sheet roof with translucent roof lights.

Internally, the unit is made out to provide a manufacturing/warehouse area together with WC facilities.

Access for loading is via an electrically operated up and overloading door which also incorporates for separate pedestrian entrance. There is car parking immediately in front of the unit.

LOCATION

The unit is situated on the northern side of Martlets Way which forms part of the well established Martlets Trading Estate.

The Martlets Trading Estate is approximately 2 miles to the west of Worthing town centre via the A259 which provides access to the main A27 (approximately 2 miles north west) via Titnore Lane.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,052	97.73

AMENITIES / OPPORTUNITY

- Eaves height 3.94m - 5.08m
- WC facilities
- LED lighting throughout
- 3-phase electricity
- Electrically operated up & overloading door with separate pedestrian entrance
- Car parking immediately outside the unit

RENT

£18,950 PAX

RATES

The current Rateable Value of the property is £9,600.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

76-100

D

95 D



Indicative photo of a typical refurbished unit on the Martlets Trading Estate

VIEWINGS –

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