

**SHW**

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**TO LET**

**TO BE REFURBISHED - INDUSTRIAL AND WAREHOUSE**  
**2,309 SQ FT (214.51 SQ M)**

**Unit 16, Martlets Trading Estate, Goring by Sea, Worthing, West Sussex, BN12 4HF**

**DESCRIPTION**

The unit, which will shortly be refurbished to a high standard, forms part of a block of single storey light industrial units with brick and block walls and profile sheet cladding under a new insulated profile sheet roof with translucent roof lights. The unit is situated at the end of the terrace.

Internally, the unit benefits from an office and separate ladies and gents WC facilities. Access for loading is via an electrically operated up-and-over loading door. There is also a separate pedestrian entrance. Car parking is available immediately in front of the unit. The unit benefits from three phase electricity and has a maximum eaves height of 4.99m and a minimum eaves height of 3.98m. Lighting will be by way of LED lighting.

**LOCATION**

The unit is situated on the southern side of Woods 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 east) via [...] Lane.

The Martlets Trading Estate has always proved to be a popular location, the most local occupiers with representation from World of Books, HPS and Brewers.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Production / Warehouse including Ladies and Gents WC Facilities and Office	2,309	214.51

**AMENITIES**

- Eaves height 3.98m to 4.99m
- Separate male and female WCs
- To be refurbished to a high standard internally
- LED lighting throughout
- Three phase electricity
- Separate pedestrian entrance
- Car parking immediately in front of the unit
- Carpeted and decorated office

**RENT**

£41,500 PAX.

**TERMS**

A new full repairing and insuring lease is available for a term to be agreed.

**RATES**

Rateable value - £17,750 (2023).

**VAT**

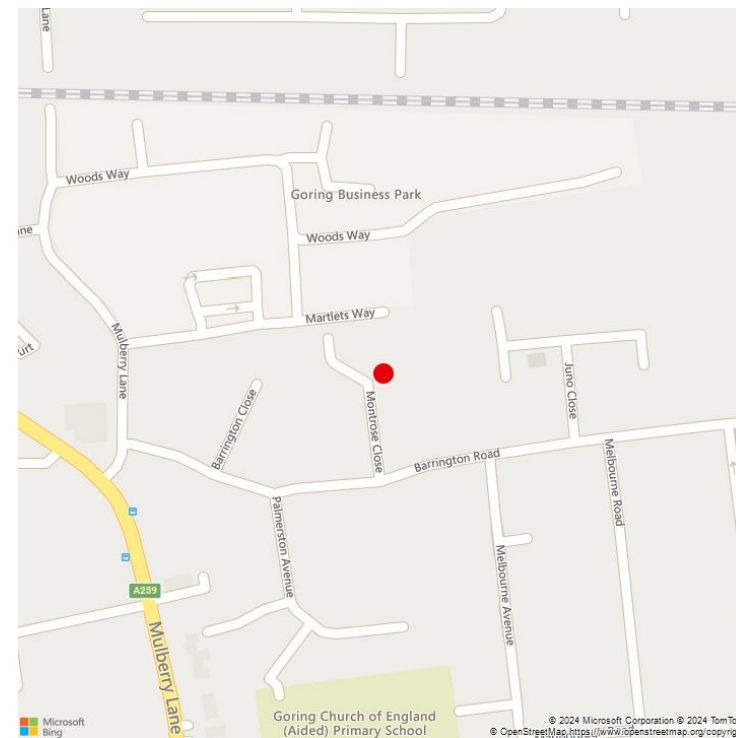
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of D.



**VIEWINGS –**

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