



**INDUSTRIAL / LOGISTICS  
/ TRADE COUNTER**

2,584 Sq Ft  
(240 Sq Ft)

**RENT: £33,600 Per Annum**

## Warehouse / Trade Counter Unit With Allocated Parking

- + Well Presented Light Industrial / Warehouse Unit
- + Available For Quick Occupation
- + Situated on Popular East Worthing Trading Estate - Nearby Occupiers Including Screwfix, Booker Wholesale, Howdens & Easy Bathrooms
- + Off Road Parking In Shared Yard
- + Refurbished in 2019
- + Small Office Content with Open Plan Warehouse Accommodation



## Location

Worthing is the largest town in West Sussex, located on the south coast between Brighton (13 miles to the east) and Chichester (20 miles to the west). The A24 heads north and links Worthing to the M25. The A27 east to west main road links Worthing with the M27 and Portsmouth in the west and Eastbourne in the east. Gatwick Airport is 35 miles to the north-east, and the town has regular commuter rail services to London Victoria (1 hour 20 minutes). The property is situated in the heart of Worthing's trade and industrial estate to the north-east of the town centre, close to the A27 and A259 coastal road. There are numerous trade counter occupiers locally including Screwfix, Howdens, Stamco, Toolstation, City Electrical Factors, Easy Bathrooms and Euro Car Parts.

## Description

This well presented light industrial / trade counter unit forms part of a private scheme of 7 units anchored by Easy Bathrooms on the popular Dominion Way West in Worthing, West Sussex. Other occupiers within the Estate include Screwfix, Howdens and Booker Wholesale. The unit benefits from electric roller shutter door, concrete screeded floor, three phase electricity, burglar alarm (not tested), separate pedestrian doors with small kitchenette and WC's located at the rear. The unit also benefits from a small office / reception which fronts directly onto Dominion Way West. Parking is situated in a shared yard whilst the surrounding roads are also free from any parking restrictions. The units were refurbished in 2019 and provide accommodation for trade counter, industrial, storage, manufacturing and research and development uses. The unit is available for quick occupation.

## Accommodation

Floor / Name	SQ FT	SQM
Warehouse Unit	2,584	240
<b>Total</b>	<b>2,584</b>	<b>240</b>

## Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £26,750. Interested parties are asked to contact Adur & Worthing Borough Council on 01903 221061 to discuss what, if any, assistance may be applicable to their business.

## Summary

- + **Rent** - £33,600 Per Annum Exclusive
- + **VAT** - To Be Charged
- + **Service Charge** - £2,935.46 + VAT
- + **Insurance** - £1,200.60 Per Annum
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - C(57)

## Viewing & Further Information

### Jon Justice

01903 251 600 / 07398 163 431  
[jon@justiceandco.co.uk](mailto:jon@justiceandco.co.uk)

### Chelsea Adams

01903 251 600 / 07508 326 804  
[chelsea@justiceandco.co.uk](mailto:chelsea@justiceandco.co.uk)

307 Goring Road, Worthing, BN12 4NX  
[www.justiceandco.co.uk](http://www.justiceandco.co.uk)