



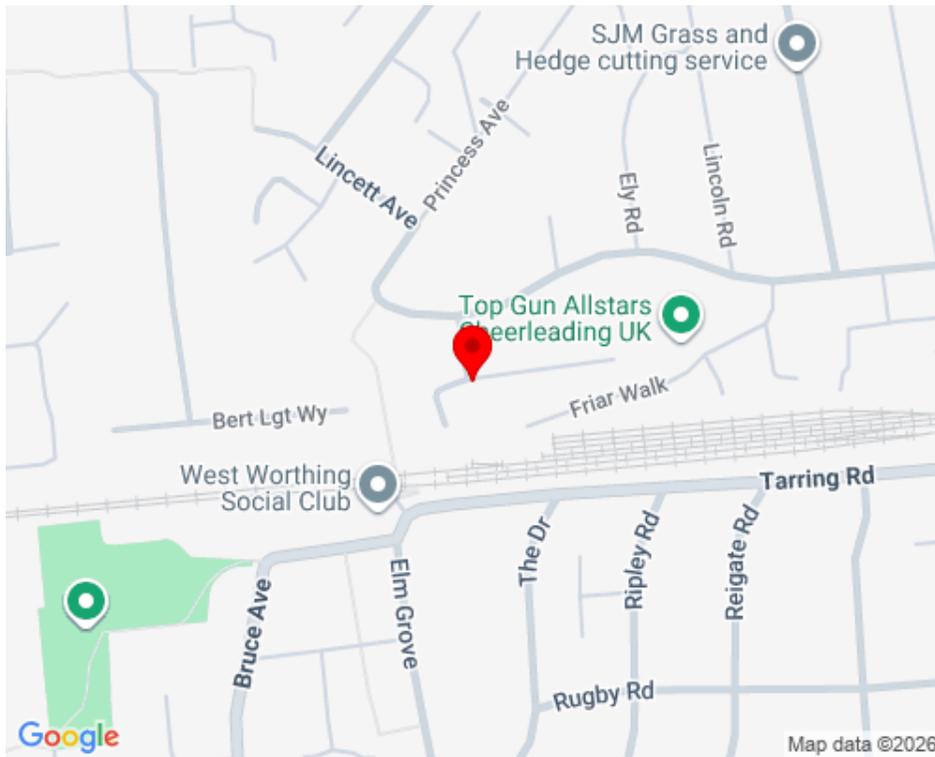
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PROPERTY PEOPLE

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Unit 6 Garcia Trading Estate, Worthing, BN13 1BW
LIGHT INDUSTRIAL WAREHOUSE UNIT WITH PARKING

LOCATION



The property is located at the entrance to the Garcia Trading Estate which itself is situated off Canterbury Road close to West Worthing mainline railway station. Other occupiers on the estate include Gardner & Scardifield, Worthing & Horsham Bedding Centre and Aerotechnics.

Worthing town centre is approximately 2 miles to the east and the site has easy access to the both the A27 and A24 trunk roads. Worthing is the largest town in West Sussex with a population in excess of 105,000 and is located on the south coast between Brighton (13 miles to the east) and Chichester (18miles to the west). Gatwick Airport is located approximately 30 miles to the northeast and the town has a regular commuter railroad service to London Victoria (1 hour 20 minutes).

Description:

The property comprises of a substantial warehouse of steel portal frame which has been externally clad under a micro-rib clad roof with translucent roof lights. The property is accessed via both pedestrian door and two roller shutter doors to north and western elevations. The ground floor provides an attractive reception area with office accommodation leading onto a large open plan warehouse. Internal stairs lead to further office accommodation and staff welfare facilities at first floor level. The property benefits from Light Industrial & Storage & Distribution planning consents however interested parties are asked to make their own enquiries with the local authority. Externally there is parking for 7 vehicles.

Hours of Use

The Garcia Trading Estate is bound by hours of use restrictions. These are 7am until 7pm Monday to Friday and 8am until 2pm on a Saturday. There is to be no trading on a Sunday or Bank Holiday.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Key Features:

- Situated on Small Industrial Estate With Gated Entrance in West Worthing
- Presented in Good Condition - Refurbished in 2018

- Suit Variety of Commercial Operations (STPC)
- Excellent Transport Links Close By

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM
Ground Floor Warehouse	6,250	580.64
Ground Floor Showroom	1,225	113.81
First Floor Offices	1,390	129.14
Total	8,865	823.59

Rent:

£65,000 per annum

Terms:

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Specifications:

- 7x On-Site Parking Spaces
- Full Height Roller Shutter Door
- Modern Cladded Exterior
- Large Open Plan Warehouse
- Front Reception / Office
- Gated Estate Entrance
- Presented In Good Condition Throughout

VAT:



VAT is Applicable

Legal Fees:

Each party to bear their own costs

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.













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