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Unit 6 Garcia Trading Estate, Canterbury Road, Worthing,  
West Sussex BN13 1BW

FOR SALE/TO LET:: LIGHT INDUSTRIAL/WAREHOUSE UNIT WITH PARKING - 8,865 SQ FT (823 SQ M)

# 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 (18 miles 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

## Key Features

- Situated on Small Industrial Estate With Gated Entrance in West Worthing
- Presented in Good Condition - Refurbished in 2018
- Suit Owner Occupier or Investor
- Suit Variety of Commercial Operations (STPC)
- Excellent Transport Links Close By

## Accommodation

The gross internal floor area are approximately as follows:

### Ground Floor

Warehouse / Staff Facilities: 6,250 sq ft (580 sq m)

Showroom: 1,225 sq ft (114 sq m)

### First Floor

Offices: 1,390 sq ft (129 sq m)

**Total: 8,865 sq ft (823 sq m)**

Lease Plan - [click to download](#)

## Amenities

- 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

## 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

## Terms

The property is available freehold with full vacant possession upon completion.

## Price



Guide Price £875,000 (Eight Hundred & Seventy Five Thousand Pounds)

## Rent

On application.

## Estate Service Charge

There is a contribution towards the general upkeep of the Estate with further details available upon request.

## 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.

## EPC

Rating E - 103

## Business Rates

Rateable Value: £52,000  
Rates Payable: £26,624 (2023/24)

Interested parties are advised to contact Worthing Borough Council  
Tel: 01903 239999 or [www.adur-worthing.gov.uk](http://www.adur-worthing.gov.uk) to verify this information.

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Via prior appointment through Agents Graves Jenkins.













GET IN TOUCH  
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