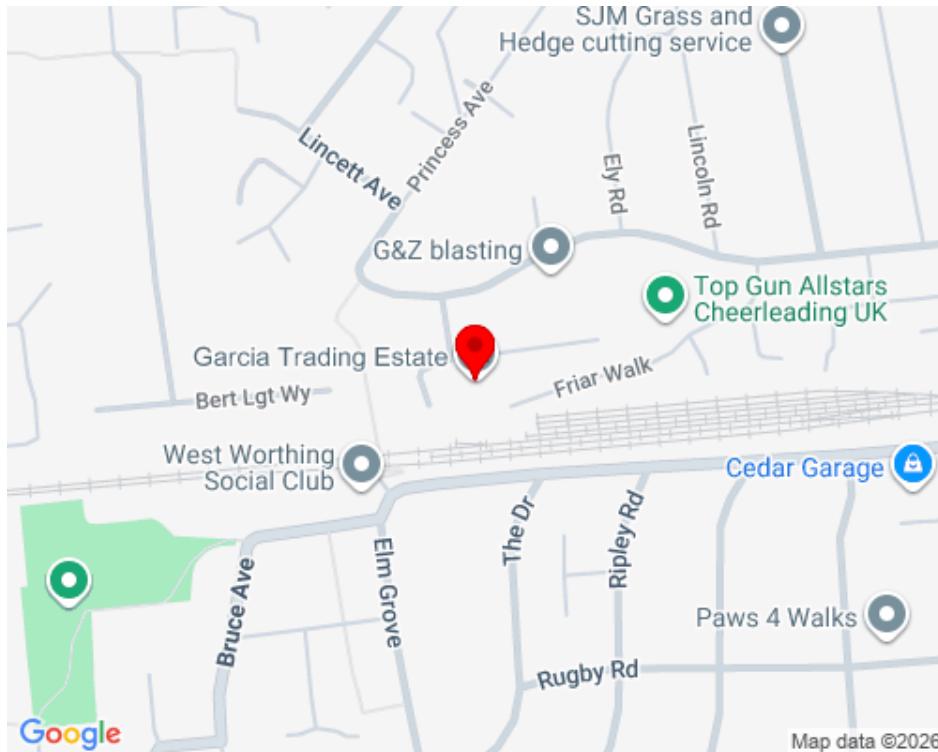




Unit 6 Garcia Trading Estate, Worthing, BN13 1BW

LIGHT INDUSTRIAL/WAREHOUSE UNIT WITH PARKING

LOCATION



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
- Suit Variety of Commercial Operations (STPC)
- Excellent Transport Links Close By
- 7x On-Site Parking Spaces
- Full Height Roller Shutter Door

Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor Warehouse: 580.64 sq m (6,250 sq ft)

Ground Floor Showroom: 113.81 sq m (1,225 sq ft)

First Floor Offices: 129.14 sq m (1,390 sq ft)

Total: 823.59 sq m (8,865 sq ft)

Rent:

£65,000 per annum

Business Rates:

Rateable Value: £52000

Rates Payable: £25948 per annum

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

VAT:

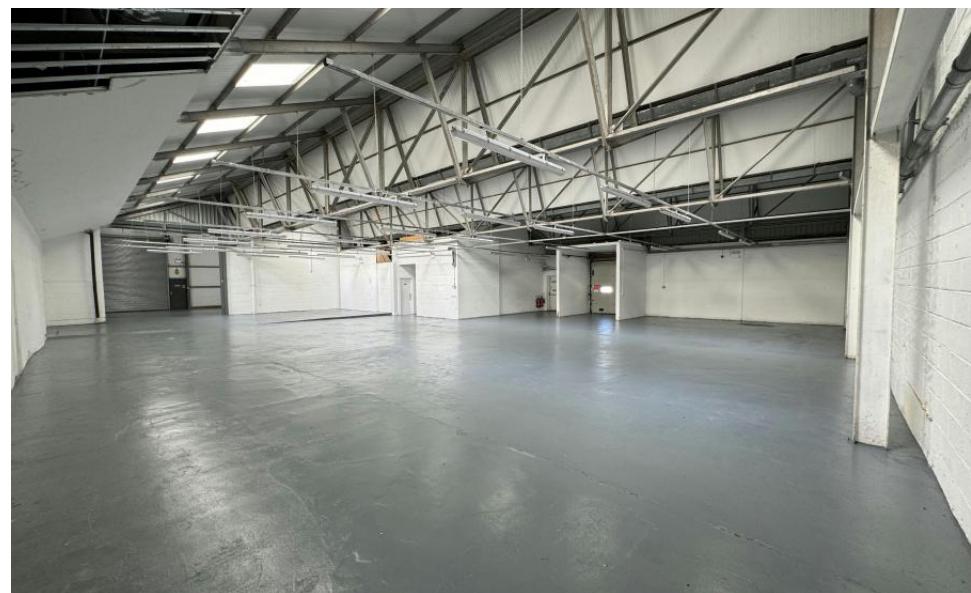
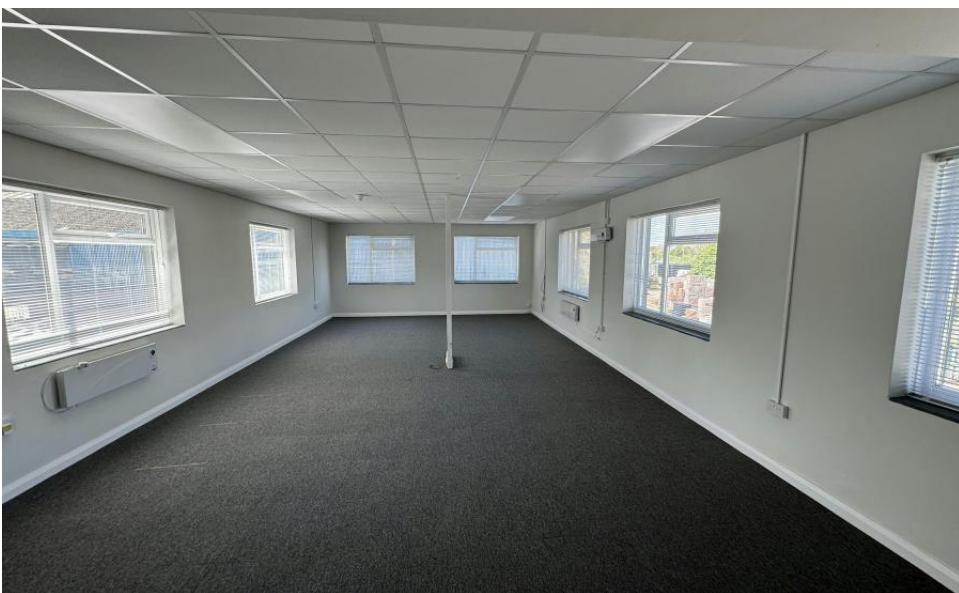
VAT is Applicable

Legal Fees:

Each party to bear their own costs









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