

TO LET

INDUSTRIAL AND WAREHOUSE – 1,869 SQ FT (173.63 SQ M) Unit 9, Timberlaine Trading Estate, Decoy Road, Worthing, West Sussex, BN14 8ND

Rent | £26,200 PAX

DESCRIPTION

Refurbished Light Industrial Unit

LOCATION

The unit is situated on the established East Worthing Industrial Estate which is located approximately 2 miles to the north-east of Worthing town centre. The estate links to the A27 south coast trunk road (1¼ miles to the north) via Dominion Road and Sompting Road and the A259 coast road ($\frac{3}{4}$ miles to the south coast) via Dominion Road/Ham Road. The unit is situated within Decoy Road.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Production/Warehouse	1,869	173.63
TOTAL	1,869	173.63

AMENITIES / OPPORTUNITY

- Eaves height 2.9 mts.
- Roller shutter door
- Separate pedestrian access
- Ample on site car parking
- Separate Male & Female WCs
- Fluorescent strip lighting
- Recently refurbished

RENT

£26,200 PAX

RATES

The April 2023 Rateable Value will be £15,500.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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EPC 76-100 D







VIEWINGS - 01903 229200ft: 01903 229201e: dmarsh@shw.co.ukft: 01903 229201ft: dmarsh@shw.co.ukft: 01293 441312MAKINGBen Collinst: 01293 441312e: bcollins@shw.co.ukinLinkedIn - SHW PropertyPROPERTYWORK

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