

FARADAY²⁶¹

WORTHING BN13 3RB

READY FOR
OCCUPATION NOW



261,727 SQ FT (24,314 SQ M)

INDUSTRIAL / WAREHOUSE UNIT

- COMPREHENSIVELY REFURBISHED
- 9.78 ACRES SITE AREA
- 9.5M – 10.5M EAVES
- 11 DOCK LEVEL DOORS AND 10 LEVEL ACCESS DOORS

TO LET



FARADAY²⁶¹

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DESCRIPTION

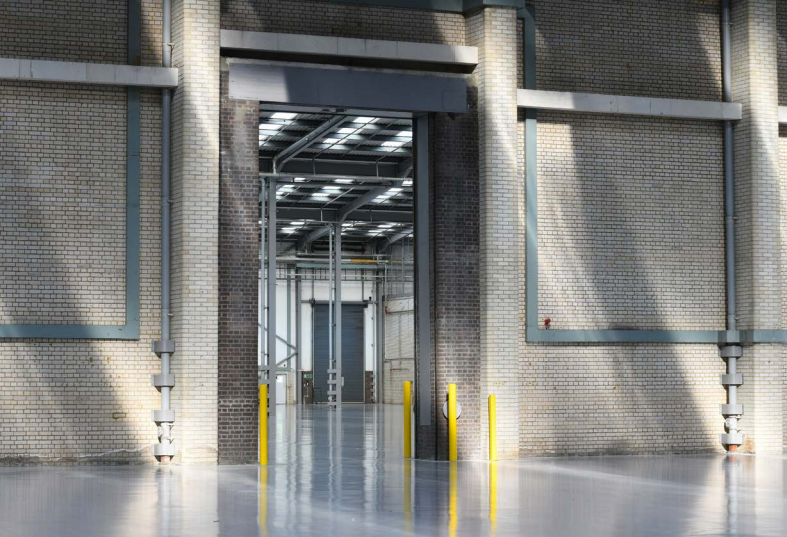
Faraday 261 comprises a recently refurbished distribution centre arranged over three distinct high bay units accessed via a total of 21 loading doors. The main office area is arranged over two floors and includes suspended ceilings, raised floors and air conditioning





KEY POINTS

- 261,727 SQ FT ON 9.87 ACRES
- SECURE SITE
- 9.5M RISING TO 10.5M MIN. HAUNCH HEIGHT
- 11 DOCK LEVEL DOORS
- 10 LEVEL ACCESS DOORS
- SQUASH COURT

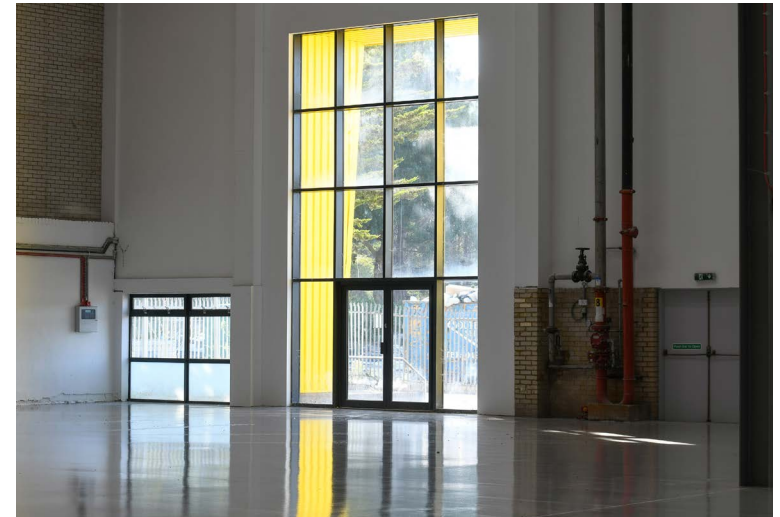


↑
9.5M TO
10.5M
↓

ACCOMMODATION

Measured on a gross internal area basis:

	sq ft	sq m
Warehouse	233,997	21,738
Offices (2 storey)	27,730	2,576
TOTAL GIA	261,727	24,314





GUIDE RENT

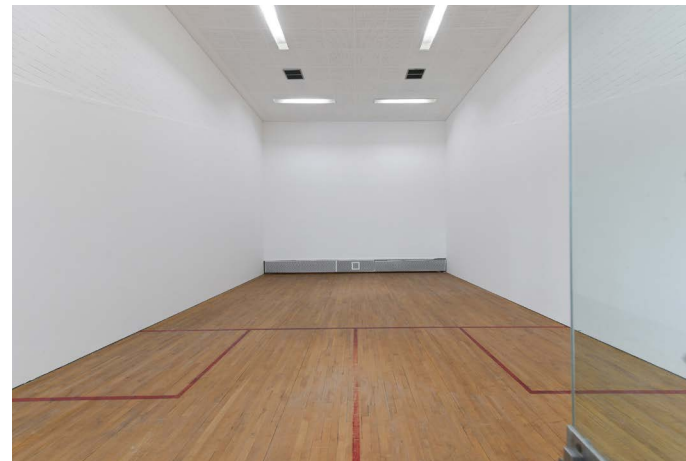
£7.50 per sq ft exclusive.

EPC – C



TERMS

The property is available on a new FRI lease, on terms to be agreed.



51 miles
SOUTHAMPTON
1 hr 43 mins

59 miles
LONDON
2 hrs 18 mins

37 miles
GATWICK AIRPORT
53 mins

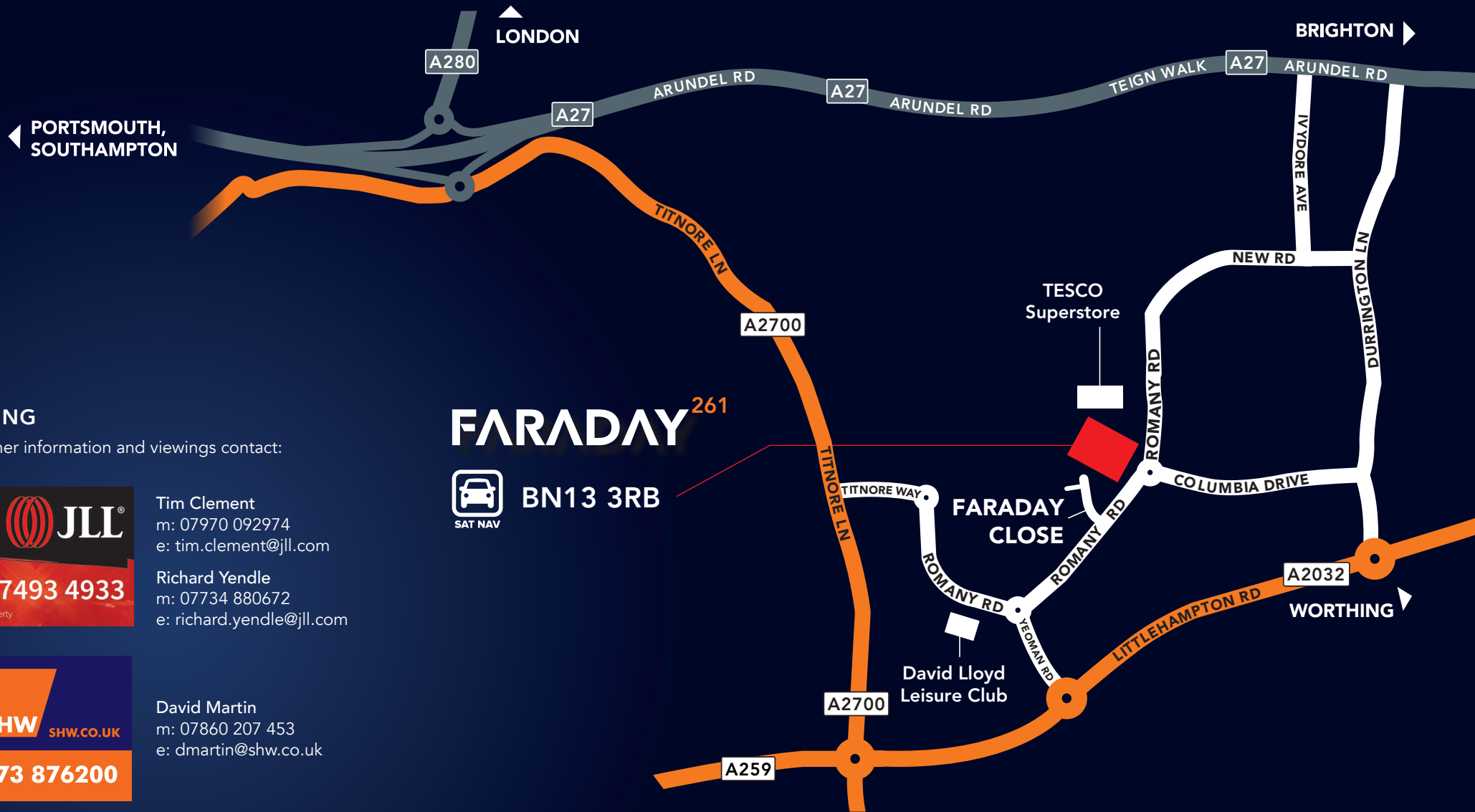
54 miles
M25
1 hr 19 mins

36 miles
PORTSMOUTH
1 hr 5 mins

60 miles
M27
1 hr 38 mins

58 miles
M3
1 hr 32 mins

9 miles
SHOREHAM
29 mins



VIEWING

For further information and viewings contact:

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