

# MARSHALL CLARK

C H A R T E R E D   S U R V E Y O R S

12 Sompting Road, Worthing, West Sussex BN14 9EP  
Telephone: 01903 236599 Facsimile: 01903 208973  
Email: worth@marshallclark.co.uk

## LIGHT INDUSTRIAL UNIT WITH OFFICES

### TO LET

Approx 2,581 sq. ft. (239 sq. m.)



### UNIT 3, KING EDWARD CLOSE

### WORTHING, WEST SUSSEX

### BN14 8DJ

Regulated by RICS

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**LOCATION:**

King Edward Close is situated just off King Edward Avenue just to the north of Worthing town centre and south of the local area of Broadwater. The site has excellent communication links with both the A24 and the A27 and within 10 minute walk of Worthing mainline railway station. It forms part of a small private industrial estate which is made up of 7 other light industrial and office users.

**DESCRIPTION:**

The property comprises of an open plan light industrial/warehouse unit and has the benefit of a manual concertina loading door and separate pedestrian access. Ground floor offices comprise of reception area, two office rooms, kitchen and WC facilities, all are fitted to a good standard. The premises come with allocated parking with additional parking available on a first come, first served basis to the west of the site.

**ACCOMMODATION:**

The property has the following approximate gross internal floor areas:

Reception	181 sq. ft.
Office One	75 sq. ft.
Office Two	416 sq. ft.
Main Industrial/Warehouse	1,721 sq. ft.
<b>Total 2,581 sq. ft. (239 sq. m.)</b>	

**RENT:**

£16,800 per annum, rental incentives may be available.

**TENURE:**

New lease terms to be negotiated and agreed, subject to a minimum term of 3 years.

**SERVICE CHARGE:**

A contribution towards the estate is charged to all tenants with further details available on request.

**BUSINESS RATES:**

All interested parties are asked to contact Worthing Borough Council direct on 01903 223061

**VAT:**

VAT is charged on rent and service charge.

**VIEWING:**

**Strictly by appointment through sole agents Marshall Clark LLP - 01903 236599**

**Contact: Jane Ashworth - [j-ashworth@marshallclark.co.uk](mailto:j-ashworth@marshallclark.co.uk)**