

MARSHALL CLARK

C H A R T E R E D S U R V E Y O R S

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TWO STOREY BUSINESS UNIT TO LET

Approximately 3,154 sq. ft. (293 sq. m.)

**FIRST FLOOR OFFICES WITH GROUND FLOOR
WAREHOUSE**



UNIT 3 SOUTHCOURT YARD

15 SOUTHCOURT ROAD, WORTHING BN14 7DF

SUIT VARIETY OF COMMERCIAL USES (STP)

Regulated by RICS

Marshall Clark for itself and for the vendors or lessors of the property give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract. Neither Marshall Clark nor anyone in its employment has any authority to make or give representation or warranty in relation to the property.

LOCATION:

Southcourt Yard is a small development of 7 office and workshop units situated immediately adjacent to Worthing mainline railway station which is approximately 1.5 miles north of Worthing town centre. Worthing itself is a busy seaside town with a population of in excess 100,000 and can be accessed via the A27, A24 and A259 trunk roads.

DESCRIPTION:

The unit is accessed via pedestrian entrance and single roller shutter door, comprising an open plan ground floor storage/warehouse area with WC, shower room and kitchen/staff room. The offices on the first floor can be accessed by both internal and external staircase and has the benefit of gas central heating (not tested), CAT 2 type lighting and air conditioning (not tested) The property also benefits from allocated parking to front. There is a small outside smoking/seating area on the first floor.

ACCOMMODATION:

The premises have the following approximate gross internal area.

3154 sq. Ft. (293 sq. m.)

TENURE:

The property is available by way of a full repairing and insuring lease terms to be agreed..

RENT :

£20,400 per annum exclusive plus VAT

RENTAL INCENTIVE:

Three months rent free may be available for a lease in excess of three years.

BUSINESS RATES:

Interested parties are asked to contact Worthing Borough Council direct on 01903 221061.

LEGAL COSTS:

Each party to bear their own legal costs.

VIEWING:

Strictly by appointment through landlords agent Marshall Clark LLP - 01903 236599

Contact: Jane Ashworth - j-ashworth@marshallclark.co.uk