

MARSHALL CLARK

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

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LIGHT INDUSTRIAL CLEAR SPAN WAREHOUSE

TO LET

Approx 3,145 sq. ft. (292 sq. m.)



UNIT 5, KING EDWARD CLOSE

WORTHING, WEST SUSSEX

BN14 8DJ

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:

King Edward Close is situated just off King Edward Avenue which is just to the north of Worthing town centre. The site has excellent links to both the A24 and the A27 and is situated close to Worthing mainline railway station. The unit forms part of a small industrial estate which is made up of 7 industrial and office properties.

DESCRIPTION:

The unit comprises of an open plan light industrial /warehouse with access via manual roller shutter door. Internally there is a single WC and separate kitchen area with the benefit of external allocated on site parking.

ACCOMMODATION:

The property has the following approximate gross internal floor areas:

3,145 sq. ft. (292 sq. m.)

RENT:

From £2 per sq. ft. exc plus VAT.

TENURE:

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

SERVICE CHARGE:

A contribution towards the upkeep of the estate and external areas of the building, further details are available upon request.

BUSINESS RATES:

All interested parties are asked to contact Worthing Borough Council direct on 01903 221061

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