

TO LET

LIGHT INDUSTRIAL UNIT
FROM 199.18 m² (2,144 ft²)

01903 236599
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**UNITS 1 AND 2 IVY ARCH ROAD, WORTHING,
WEST SUSSEX, BN14 8BX**



what3words

///lands.falls.bronze



MARSHALLCLARK

CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

GUIDE RENT UNIT 1—£25,000 PER ANNUM

LOCATION:

The property is located on the north side of Ivy Arch Road which is situated within an established commercial location. The property is located approximately 1 km to the north of Worthing Town Centre and has convenient access to the A27 and A259 which provides links to Brighton and Chichester. Worthing Train Station is located approximately 400 metres to the west. There are a variety of other occupiers in proximity including Box Storage, The Factory Live, and Gardner and Scardifield.

DESCRIPTION:

The units comprise a terrace of industrial units with Unit 1 being end-of-terrace and Unit 2 being mid-terrace. Access to the units is via either a roller shutter door and a personal door to the front elevations.

Internally to the units the main warehouse sections are broadly rectangular and arranged as an open plan warehouse with a mezzanine section to the south west corner of the units.

To each of the units the front sections are arranged as an office/ meeting space, a kitchen, and separate WC's. For Unit 1 there is an office space to the mezzanine area and associated storage space. For Unit 2 the mezzanine is accessed via a ladder providing associated storage space.

The eaves height for the main warehouse for both units is approximately 4.8 m.

To the western side of Unit 1 there is a flat roof section with the approximate height to the underside of this section is 4.04 m.

We understand the property has 3 phase electricity.

The property would lend itself to a variety of uses subject to relevant planning permission.

The premises has approximate gross internal floor area of:

	Unit 1	
Ground Floor	272.47 m ²	2,933 ft ²
Mezzanine Office	14.54 m ²	156 ft ²
TOTAL	287.01 m²	3,089 ft²

	Unit 2	
Ground Floor	199.18 m ²	2,144 ft ²
Mezzanine ladder access		
TOTAL	199.18 m²	2,144 ft²

GUIDE RENT UNIT 2—£18,250 PER ANNUM

- TENURE:** A new full repairing and insuring lease on both units is available with terms to be negotiated. The Landlord may consider splitting the unit.
- VAT:** We understand that VAT is not payable.
- RATES:** We understand the property has a Rateable Value of £33,500 (VOA 2023 list)
- LEGAL COSTS:** Each party to be responsible for their own legal costs, unless otherwise negotiated
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.
- EPC:** Unit 1 — D 91
Unit 2 — E 105

Unit 2

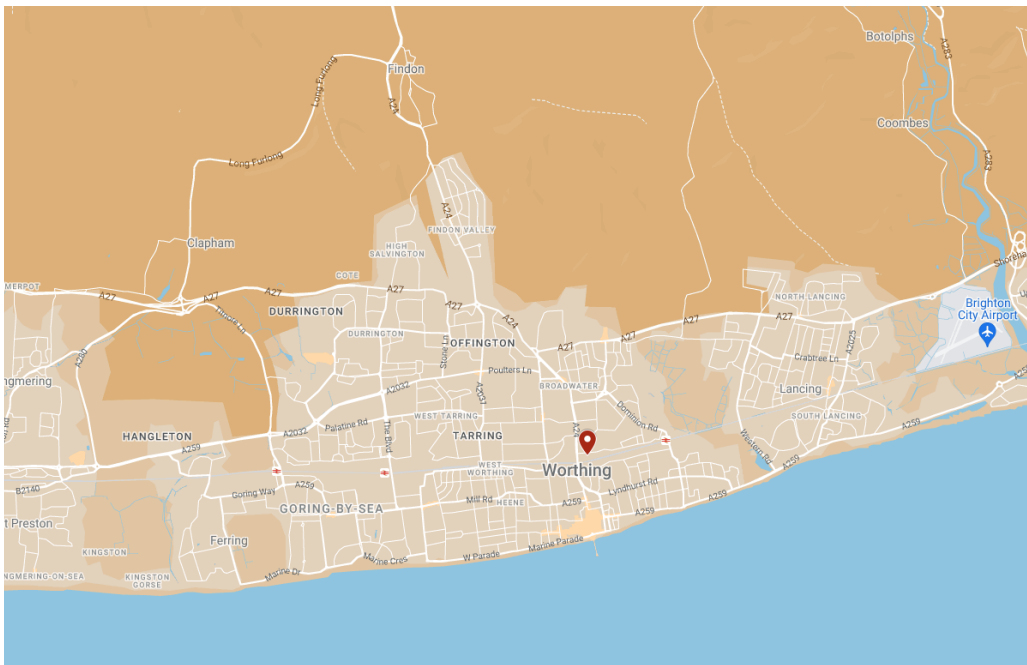


Unit 1



UNITS 1 AND 2 IVY ARCH ROAD, WORTHING, WEST SUSSEX, BN14 8BX

UNITS 1 & 2 GUIDE RENT—£43,250 PER ANNUM



**FOR MORE INFORMATION OR
A VIEWING PLEASE
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October 2023

