

TO LET

**END OF TERRACE INDUSTRIAL
UNIT WITH SIDE YARD AREA
107.35 m² (1,155 ft²)**

01903 236599
www.marshallclark.co.uk



UNIT 1 THESIGER CLOSE, WORTHING, WEST SUSSEX, BN11 2RN



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MARSHALLCLARK

CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

GUIDE RENT £11,500 PAX

LOCATION:

The Siger Close is situated off Meadow Road, an established trading estate approximately 2 miles east of Worthing town centre. The location affords easy access to both the A27 and A259 Brighton Road which link to the A23 and A24.

DESCRIPTION:

The property comprises a 2 storey business unit accessed via a roller shutter door and personal door to the front. There is a car parking space to the front of the unit.

The ground floor has concrete floors, strip lighting, 3 phase power with a ground floor, floor to ceiling height of 2.3m.

The unit benefits from a secure side yard.

The first floor is open plan with a kitchenette and a WC. It is fitted with a suspended ceiling and LED Lighting with wall mounted electric heaters.

The property benefits from solar panels on the roof, which provide electric to the unit.

The premises has approximate gross internal floor area of:

Ground Floor	53.07 m ²	571 ft ²
First Floor	54.28 m ²	584 ft ²
TOTAL	107.35 m ²	1,155 ft ²

TENURE:

A new full repairing and insuring lease with terms to be negotiated.

SERVICE CHARGE:

The tenant would be responsible for a proportion of the service charge for the development.

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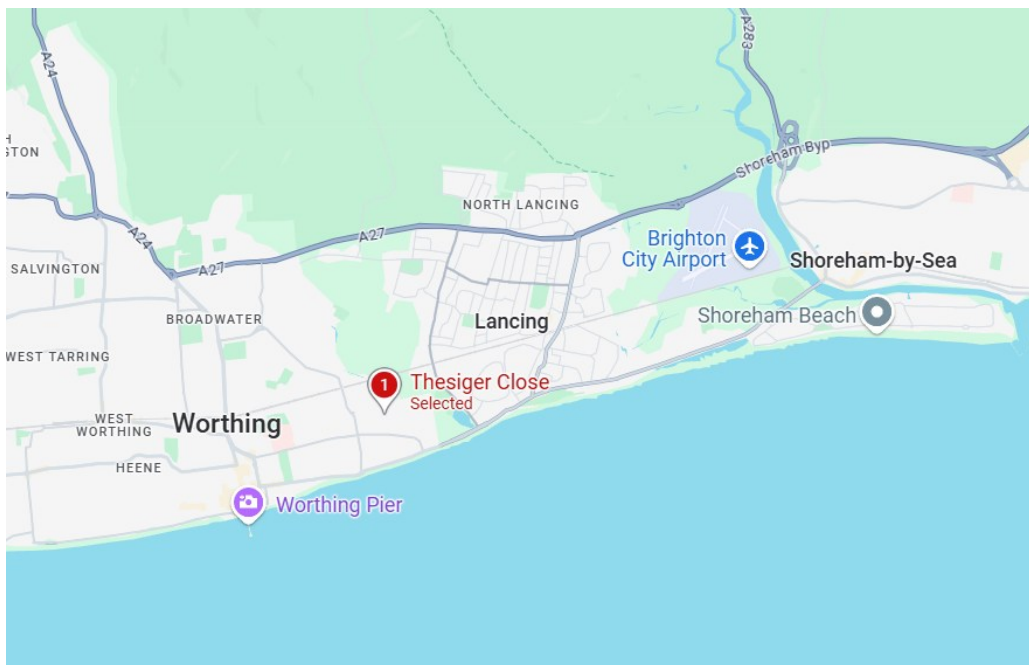
- VAT:** We understand that VAT is not payable.
- RATES:** We understand the property has a Rateable Value of £9,700 (VOA 2023 list). As this property has a RV under £12,000 there may be small business rate relief that could be applicable to the unit, if the tenant is eligible.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- 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:** D—83

Unit 1 Thesiger Close



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Source—Google maps



Marshall Clark LLP



**FOR MORE INFORMATION OR
A VIEWING PLEASE
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