

TO LET

INDUSTRIAL UNIT
ESTABLISHED BUSINESS PARK
63.16 m² (680 ft²)

01903 236599
www.marshallclark.co.uk



**UNIT 4 ENTERPRISE COURT, WOODS WAY, WORTHING, WEST
SUSSEX BN12 4QZ**



what3words



kept.handed.sculpture



MARSHALLCLARK

CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

GUIDE RENT £9,250 PAX

LOCATION:

The unit is situated on the west side of Woods Way on Enterprise Court Industrial Estate, which forms part of the wider industrial estate of Goring Business Park. Enterprise Court comprises four units with the subject unit being the south western unit. Goring- By-Sea is a suburb of Worthing, which is located around 3.5km to the East. Worthing is the largest town in West Sussex with Chichester 25km to the west and Brighton 20km to the east.

The Estate sits within an established light industrial and business area with close links to the A259 and the A27, leading west to Chichester, and East to Brighton. Goring-by-Sea mainline railway station is about 1km to the west.

DESCRIPTION:

The unit comprises a single storey industrial unit of modern construction, providing an open-plan layout suitable for a range of light industrial, storage, or workshop uses. The unit benefits from an eaves height of approximately 3.45m, rising to 5.5m at the apex.

A roller shutter door, measuring approximately 3.15m wide and 3.14m high, provides practical access for loading, with an additional separate personal pedestrian entrance to the front of the unit. Internally, the accommodation includes a WC facility.

Externally, the property features a secure yard area, together with parking for three cars.

The premises has approximate gross internal floor area of:

Unit 4	63.16 m ²	680 ft ²
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TENURE:

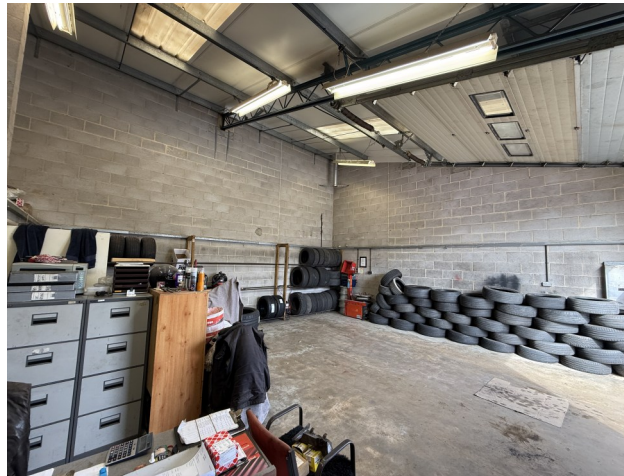
A new full repairing and insuring lease with terms to be negotiated.

SERVICE CHARGE:

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

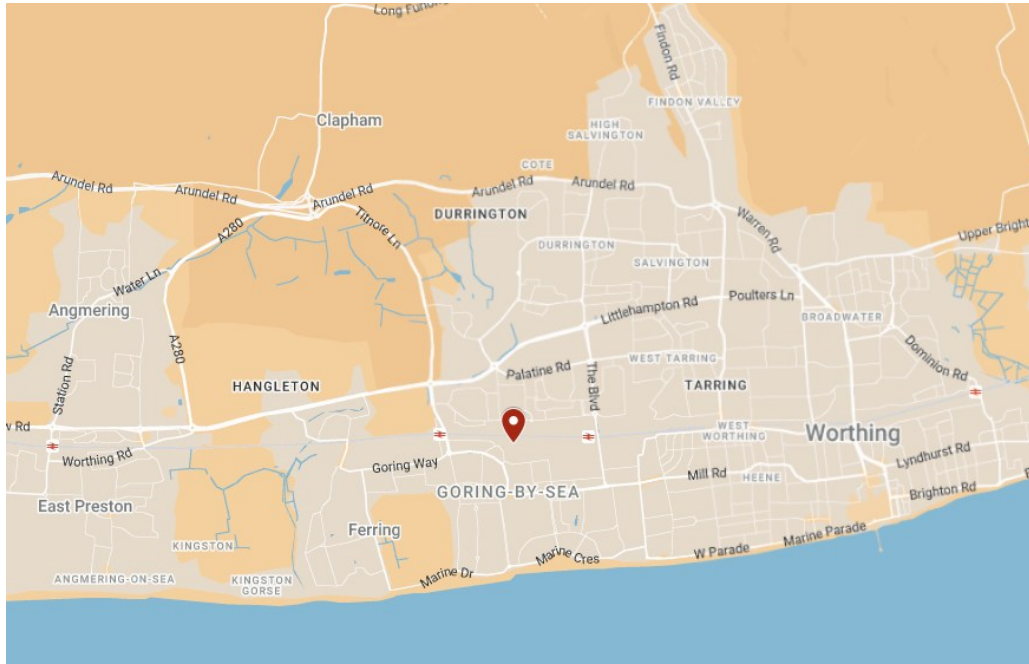
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- VAT:** We understand that VAT is payable.
- RATES:** We understand the property has a Rateable Value of £7,400 (VOA 2026 list)
- LEGAL COSTS:** Each party to be responsible for their own legal costs, unless otherwise negotiated
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.
- EPC:** C—66



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Marshall Clark LLP



**FOR MORE INFORMATION OR
A VIEWING PLEASE
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