

TO LET

INDUSTRIAL AND WAREHOUSE – 1,520 SQ FT (141.21 SQ M)
Unit 22 Martlets Trading Estate, Martlets Way, Goring-By-Sea, Worthing, BN12 4QY

### **DESCRIPTION**

The unit which has been refurbished forms part of a block of single storey light industrial units with brick and block walls and profile sheet cladding under an insulated profile sheet roof with translucent roof lights.

Internally, the unit benefits from an office and separate ladies and gents WC facilities.

### **LOCATION**

The unit is situated on the northern side of Martlets Way which forms part of the well established Martlets Trading Estate.

The Martlets Trading Estate is approximately 2 miles to the west of Worthing Town Centre via the A259 which provides access to the main A27 (approximately 2 miles to the northwest) via Titnall Lane.

# **ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	1,520	141.21
TOTAL	1,520	141.21

## **AMENITIES / OPPORTUNITY**

- Eaves height 3.9m 5.08m
- Separate male and female WCs
- LED lighting throughout
- 3-phase electricity
- Separate pedestrian entrance
- Car parking immediately outside the unit

# **RENT**

£27,360 PAX

# **RATES**

The current Rateable Value of the property is £14,750.

## **VAT**

VAT will be chargeable on the terms quoted.

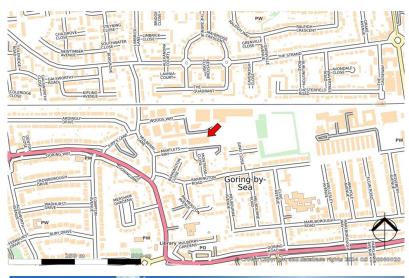
### **LEGAL COSTS**

Each party is to be responsible for their own legal fees.

# **EPC**

26-50 B







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