



SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK



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

48 B



VIEWINGS –

Duncan Marsh

t: 01903 229201

e: dmarsh@shw.co.uk

Ben Collins

m:07918 823539

e: bcollins@shw.co.uk



@SHWProperty



SHW Property



SHW Property