



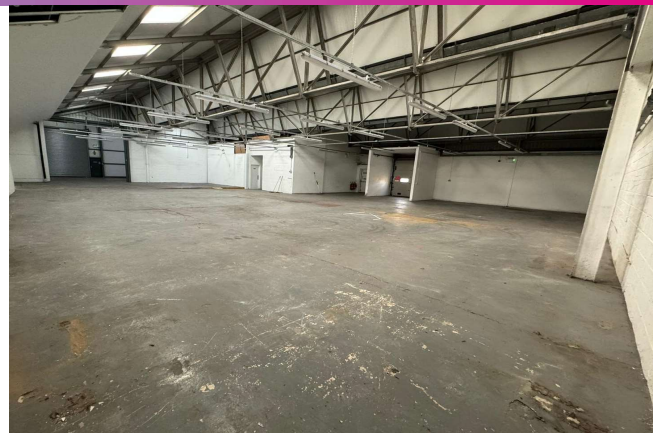
**LIGHT INDUSTRIAL /
WAREHOUSE / INVESTMENT
OPPORTUNITY**

8,865 Sq Ft
(823 Sq M)

GUIDE PRICE: £875,000

Rare Freehold Light Industrial / Warehouse Unit with Parking For Sale

- + Situated on Small Industrial Estate With Gated Entrance in West Worthing
- + Presented in Good Condition Having Been Refurbished in 2018
- + Suit Owner Occupier or Investor
- + 7 On-Site Parking Spaces
- + Suit Variety of Commercial Operations (stpc)
- + Excellent Transport Links Close By
- + Viewing Highly Recommended



Location

The property is located at the entrance to the Garcia Trading Estate which itself is situated off Canterbury Road close to West Worthing mainline railway station. Other occupiers on the estate include Gardner & Scardifield, Worthing & Horsham Bedding Centre and Aerotechnics.

Worthing town centre is approximately 2 miles to the east and the site has easy access to the both the A27 and A24 trunk roads. Worthing is the largest town in West Sussex with a population in excess of 105,000 and is located on the south coast between Brighton (13 miles to the east) and Chichester (18 miles to the west). Gatwick Airport is located approximately 30 miles to the northeast and the town has a regular commuter railroad service to London Victoria (1 hour 20 minutes).

Description

The property comprises of a substantial warehouse of steel portal frame which has been externally clad under a micro-rib clad roof with translucent roof lights. The property is accessed via both pedestrian door and two roller shutter doors to north and western elevations. The ground floor provides an attractive reception area with office accommodation leading onto a large open plan warehouse. Internal stairs lead to further office accommodation and staff welfare facilities at first floor level.

The property benefits from Light Industrial & Storage & Distribution planning consents however interested parties are asked to make their own enquiries with the local authority.

Externally there is parking for 7 vehicles.

Specification

- 7x On-Site Parking Spaces
- Full Height Roller Shutter Door
- Modern Cladded Exterior
- Large Open Plan Warehouse
- Front Reception / Office
- Gated Estate Entrance
- Presented In Good Condition Throughout

Hours of Use

The Garcia Trading Estate is bound by hours of use restrictions. These are 7am until 7pm Monday to Friday and 8am until 2pm on a Saturday. There is to be no trading on a Sunday or Bank Holiday.

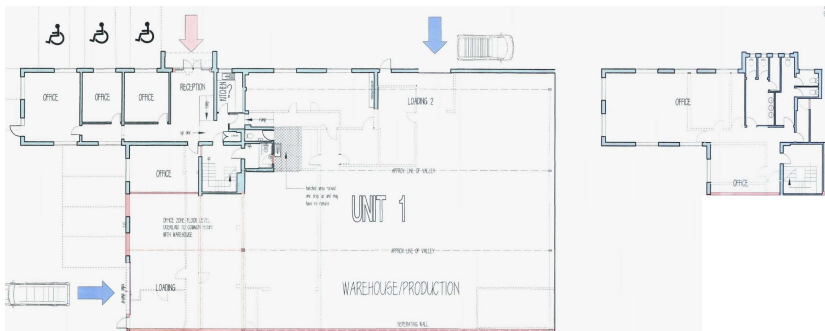




Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Warehouse / Staff Facilities	6,250	580
Ground Floor Offices / Showroom	1,225	114
First Floor Offices	1,390	129
Total	8,865	823

Floor Plan



Terms

The property is available freehold with full vacant possession upon completion

Planning

We understand that the Units originally had B1 (business) and B8 (warehouse and distribution) uses. Interested parties are advised to make their own enquiries via Adur & Worthing Council's to ensure that their business use is suitable within the building.

Estate Service Charge

There is a contribution towards the general upkeep of the Estate with further details available upon request.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £52,000. Interested parties are asked to verify this information with the local planning authority.

Summary

- + **Guide Price** - £875,000 (Eight Hundred & Seventy Five Thousand Pounds)
- + **VAT** – To Be Charged On The Purchase Price
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – E(103)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the prospective purchasers.

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309
sarah@justiceandco.co.uk

Chelsea Adams

01903 251 600 / 07508 326 804
chelsea@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk