



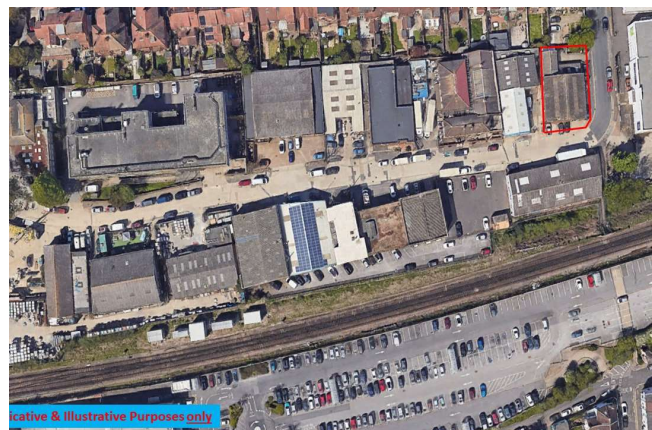
INDUSTRIAL / LOGISTICS

5,154 Sq Ft
(479 Sq M)

FOR SALE: £575,000
RENT: £42,000 Per Annum

Ground & First Floor Warehouse Premises with Self Contained Yard & Parking

- + Situated on Outskirts of Worthing Town Centre on Ivy Arch Road Estate
- + Ground Floor Warehouse with First Floor Storage / Offices
- + Self Contained Yard
- + Private Parking For Circa 9 Vehicles
- + Nearby Occupiers Include Gardner & Scardifield, Boxx Storage, P&H Removals & British Telecom
- + Suit Owner Occupiers or Investors



Location

The unit is located within Ivy Arch Road a small industrial zone on the outskirts of Worthing town centre. The unit provides superb access to the A27, A24 and A259 trunk roads whilst Worthing mainline railway station with its regular services along the coast and north to London is 800 yards from the subject property. Ivy Arch Road plays host to a number of regional and national industrial occupiers whilst the road also has office occupiers, a working mans club and a mosque. Worthing is a popular seaside town with a population in excess of 100,000 and is situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

Description

A rare opportunity to lease or purchase a detached light industrial warehouse building with allocated parking and private small yard. The unit which is of traditional brick construction under a cement sheet roof is available to the market for the first time in over 25 years. The premises can be accessed from a number of entrances with the ground floor laid out as warehouse accommodation. The previous occupiers had created some cellular workrooms on the ground floor but its felt that more open plan accommodation could be provided if required. The ground floor benefits from concrete flooring, strip lighting, single phase electricity, burglar alarm (not tested) and a concertina roller shutter door (11'6" x 8'). An internal wooden staircase leads to first floor mezzanine level which is currently utilised as storage, offices and staff facilities.

Externally there is off road parking to both south and east elevations providing circa 9 spaces. At the rear of the building there is a small gates yard with direct access into part of the warehouse.

Accommodation

Floor / Name	SQ FT	SQM
Ground – Embroidery Room	890	82
Ground - Warehouse	1,457	135
Ground – Warehouse Lean To	398	37
Ground – Packing Area	492	45
First – Storage Area	1,100	102
First - Boardroom	249	23
First - Kitchen	119	11
First - Offices	449	41
Total	5,154	479

Terms

The property is available To Let from January 2024 on new FR&I lease terms which are to be negotiated and agreed.

Alternatively, our clients would consider disposing of the freehold, subject to a short leaseback (at nil rent) until January 2024. Further details available upon request.

Summary

- + **Rent** - £42,000 Per Annum exclusive
- + **Freehold** - £575,000 (Five Hundred & Seventy Five Thousand Pounds)
- + **VAT** – To be charged on the rent or purchase price
- + **Legal Costs** – Each party to pay their own
- + **Business Rates** – Rateable Value = £19,750
- + **EPC** – E120

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

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