

UNIT 4, HOLM OAK BUSINESS CENTRE, WORTHING, BN12 4FE

INDUSTRIAL/LOGISTICS / TRADE COUNTER / WAREHOUSE TO LET

3,596 SQ FT (334.08 SQ M)

Vail Williams

Summary

High Bay B8 Warehouse And B1 Light Industrial Unit To Let - UNDER REFURBISHMENT

Available Size	3,596 sq ft
Rent	Rent on application
Business Rates	Property is currently being refurbished so not currently in rating list
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	B

- 4 units available from 3,596 sq ft to 38,011 sq ft
- Property currently under full refurbishment
- Potential to take all 4 available units
- Parking to be reconfigured, varies on occupier requirement
- Min. eaves height is approx. 6m
- Rent upon enquiry

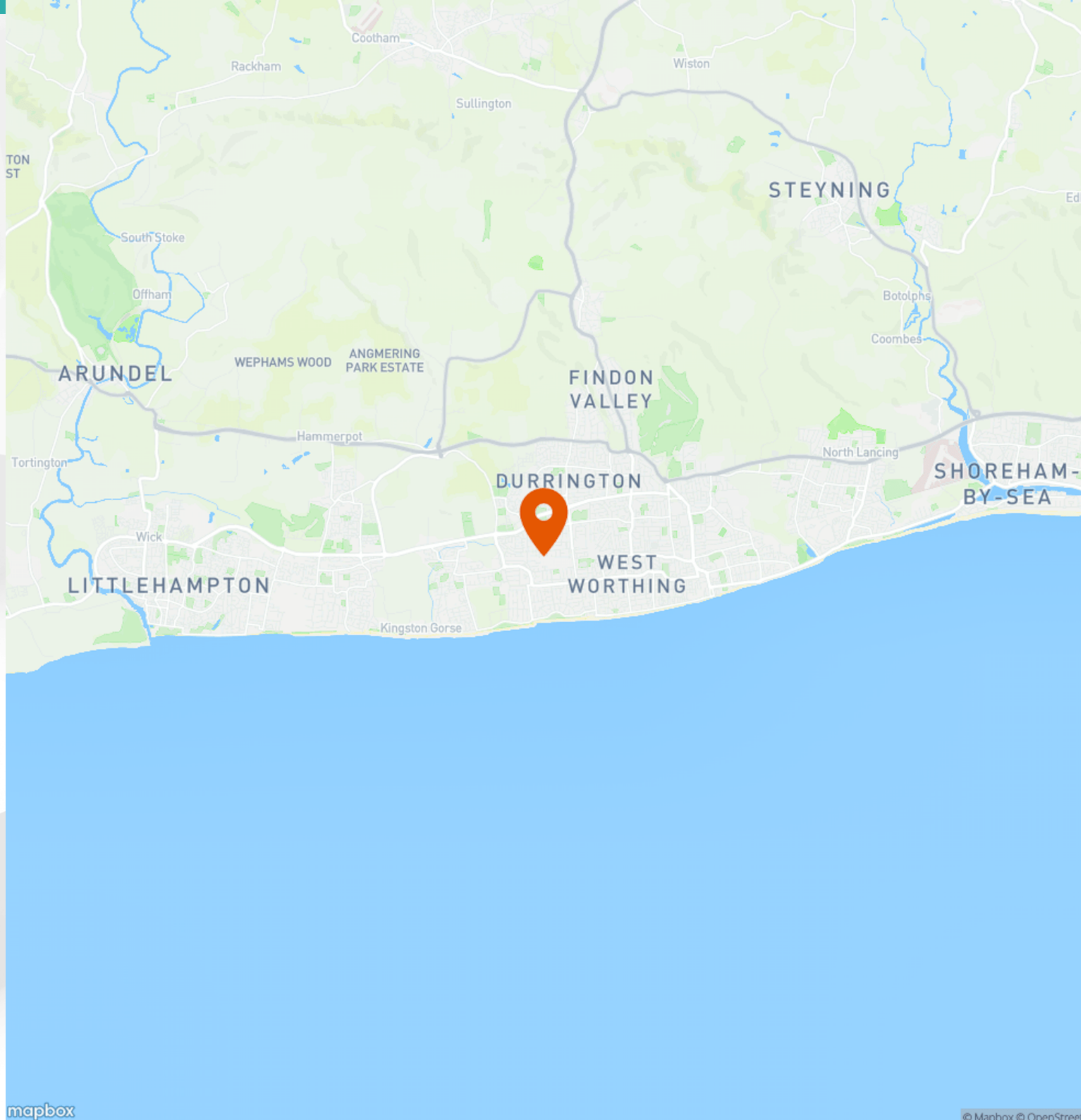


Location

Unit 4 Holm Oak Business Centre, Worthing, BN12 4FE

Worthing is a major commercial centre on the South Coast, located at the foot of the South Downs National Park, approximately 10 miles west of Brighton and 18 miles east of Chichester. The town has a population of over 110,000 and a diverse economy supported by major employers including GlaxoSmithKline, HM Revenue & Customs and Southern Water.

The property is located on Holm Oak Business Park, part of the established Goring Business Park, approximately 2 miles west of Worthing town centre. The estate is one of the town's principal employment locations, home to a range of industrial, warehouse, trade counter and business occupiers. The estate benefits from excellent road connections, with direct access to the A259 and convenient links to the A27, providing easy access to Brighton, Chichester, Portsmouth and the wider motorway network via the A24 and A23/M23.





Further Details





Description

The property comprises of four modern high bay steel framed industrial/warehouse units which are available as one whole unit or consideration to being split. The units are due to be refurbished but currently comprise of warehouse area with office

The Holm Oak Business Park is located within a secure gated site with units 1-4 having parking spaces and individual loading bays to front. The car parking area can be reconfigured to suit the occupiers needs.

All of the units have roller shutter door for access to the warehouse area. The minimum height to the underside of the truss in each of the units is approximately 6m.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 4	3,596	334.08
Total	**3,596**	**334.08**

Terms

Available on new FR&I lease, terms to be negotiated and agreed. Further details on request.

Service Charge

Units are liable for estate service charge. Further details on request.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification may be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



Steve Berrett
sberrett@vailwilliams.com
07780 324 996
01293 612600



Jake Collins
jcollins@vailwilliams.com
07976256663
01293 612600

Vail Williams

View on our website

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in ccordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with he RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 11/11/2026