



**Unit 6 Garcia Trading Estate**  
Canterbury Road, Worthing, BN13 1BW

**LIGHT  
INDUSTRIAL/WAREHOUSE  
UNIT WITH PARKING**

**8,865 sq ft**  
(823.59 sq m)

- Situated on Small Industrial Estate With Gated Entrance in West Worthing
- Suit Variety of Commercial Operations (STPC)
- Excellent Transport Links Close By
- 7x On-Site Parking Spaces
- Full Height Roller Shutter Door

# Unit 6 Garcia Trading Estate, Canterbury Road, Worthing, BN13 1BW

## Summary

<b>Available Size</b>	8,865 sq ft
<b>Rent</b>	£65,000 per annum
<b>Rates Payable</b>	£25,948 per annum Interested parties are advised to contact Worthing Borough Council Tel: 01903 239999 or <a href="http://www.adur-worthing.gov.uk">www.adur-worthing.gov.uk</a> to verify this information
<b>Rateable Value</b>	£52,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	There is a contribution towards the general upkeep of the Estate with further details available upon request
<b>EPC Rating</b>	E (103)

## 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.

## 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.

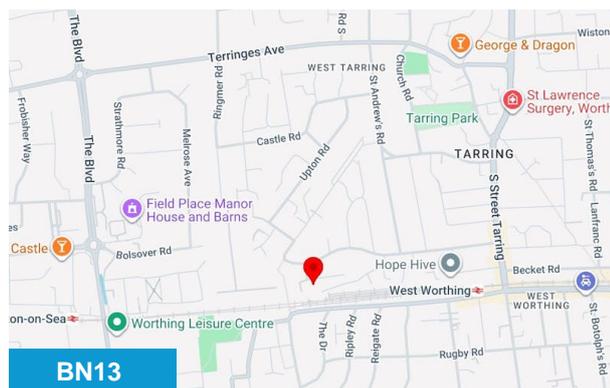
Worthing town centre is approximately 2 miles to the east and the site has easy access to the both the A27 and A24 trunk roads. Worthing is the largest town in West Sussex with a population in excess of 105,000 and is located on the south coast between Brighton (13 miles to the east) and Chichester (18 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).

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Warehouse	6,250	580.64
Ground	Showroom	1,225	113.81
1st	Offices	1,390	129.14
<b>Total</b>		<b>8,865</b>	<b>823.59</b>

## Hours of Use



## Viewing & Further Information



### Stephen Oliver

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### David Bessant

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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.

### **Amenities**

- Modern Cladded Exterior
- Large Open Plan Warehouse
- Front Reception / Office
- Gated Estate Entrance
- Presented In Good Condition Throughout

### **Services**

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

### **AML**

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.





