



Preliminary Details

HOLM OAK BUSINESS CENTRE, WORTHING, BN12 4FE

INDUSTRIAL/LOGISTICS / TRADE COUNTER / WAREHOUSE / INDUSTRIAL /
WAREHOUSE TO LET

3,596 TO 38,011 SQ FT (334.08 TO 3,531.34 SQ M)



Summary

High Bay B8 Warehouse And B1 Light Industrial Units To Let - TO BE REFURBISHED

Available Size	3,596 to 38,011 sq ft
Business Rates	Rates details to follow
Service Charge	N/A
Estate Charge	Cost TBC
EPC Rating	B

- Flexible space
- On-site parking
- Modern units
- 6 x Full size loading doors
- To be refurbished
- 3 phase power



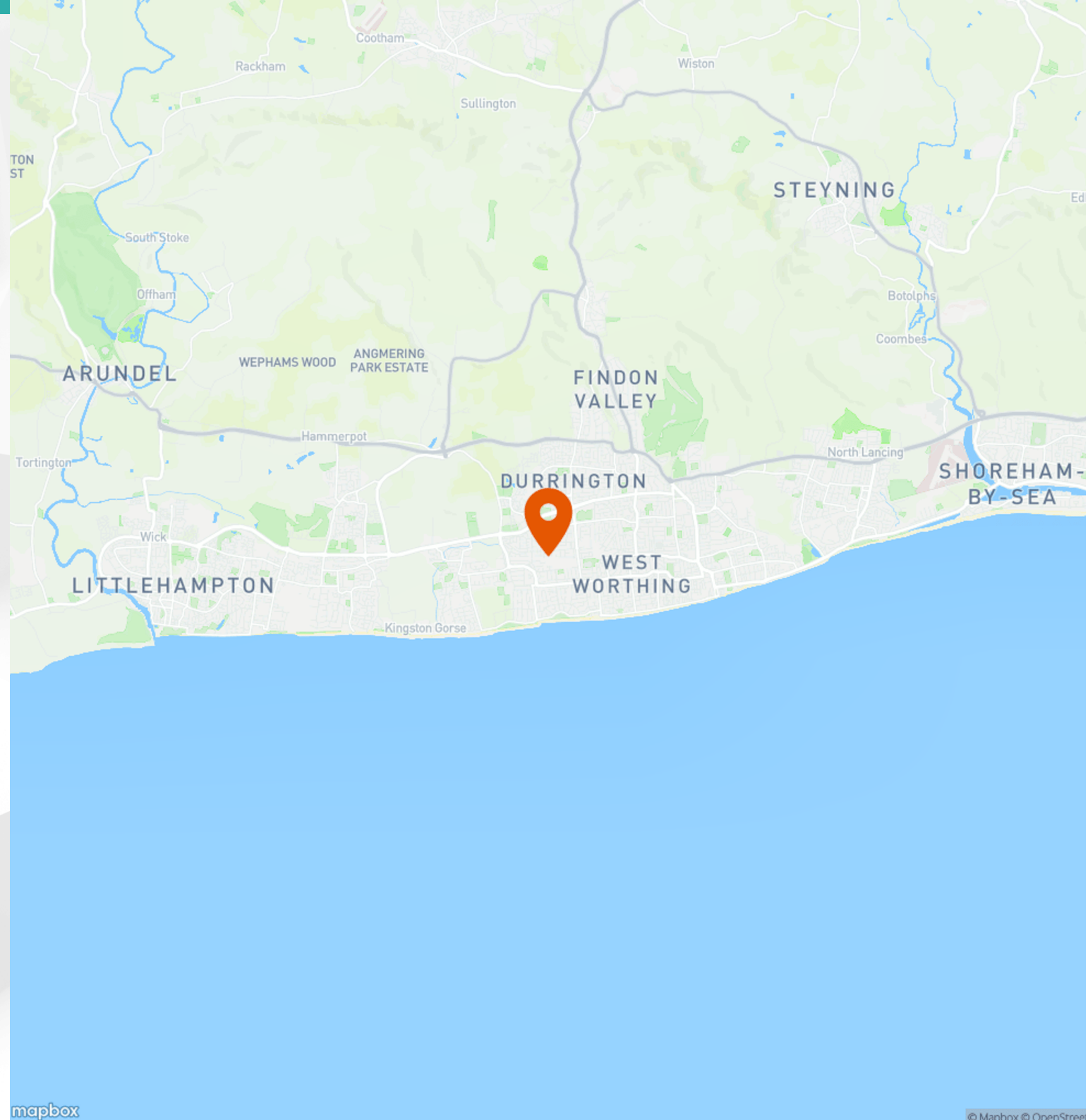
Location



**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.





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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 a total of 40 car 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	Availability
Unit - 1	16,789	Available
Unit - 2	7,531	Available
Unit - 3	10,095	Available
Unit - 4	3,596	Available
Total	38,011	

Terms

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

VAT

Will be charged on the terms quoted.

Service Charge

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

Legal Costs

Each party responsible for their own legal fees.



Enquiries & Viewings



Steve Berrett

sberrett@vailwilliams.com

07780 324 996

01293 612600



Mikael Goldsmith

mgoldsmith@vailwilliams.com

07435 829 861

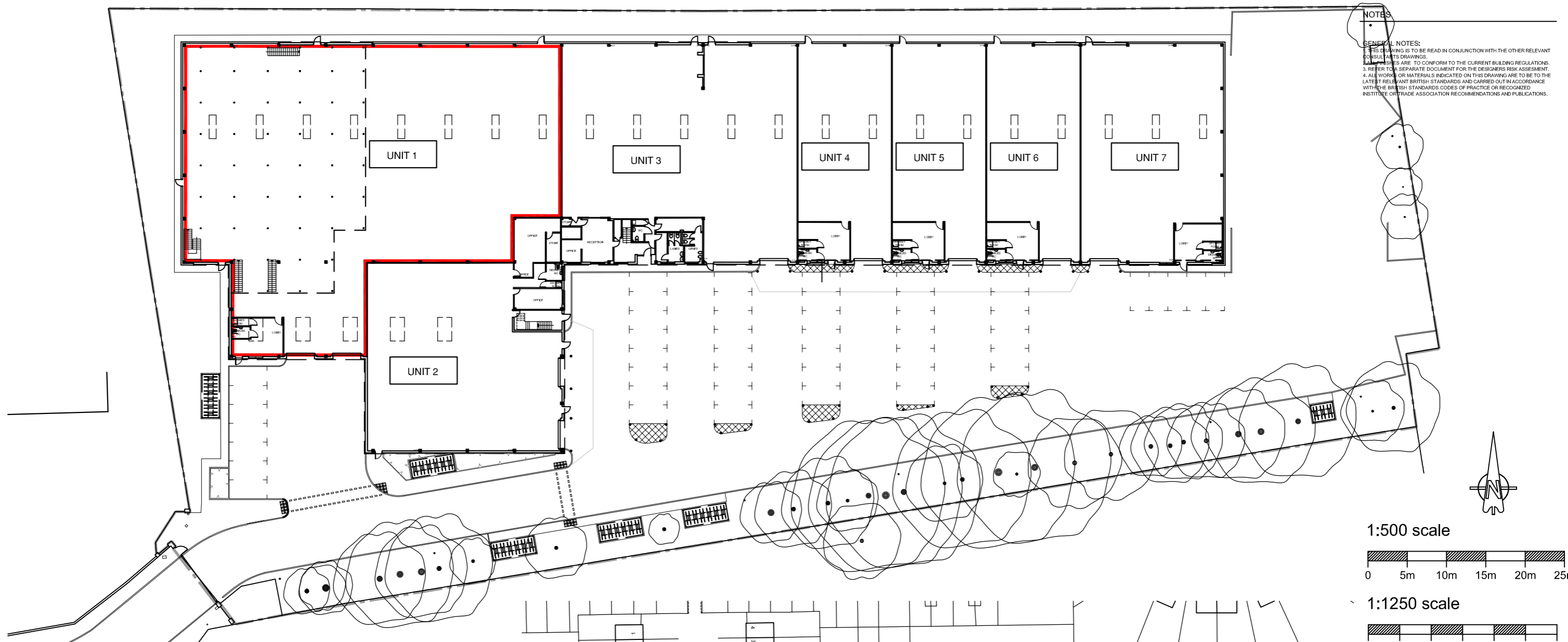


**Vail
Williams**

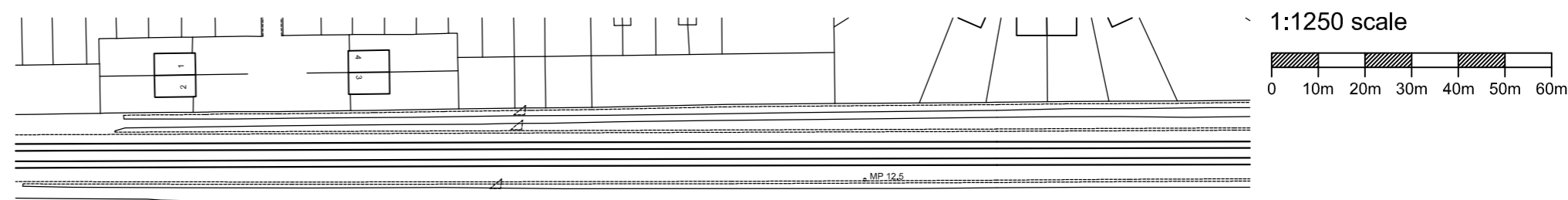
View on our website

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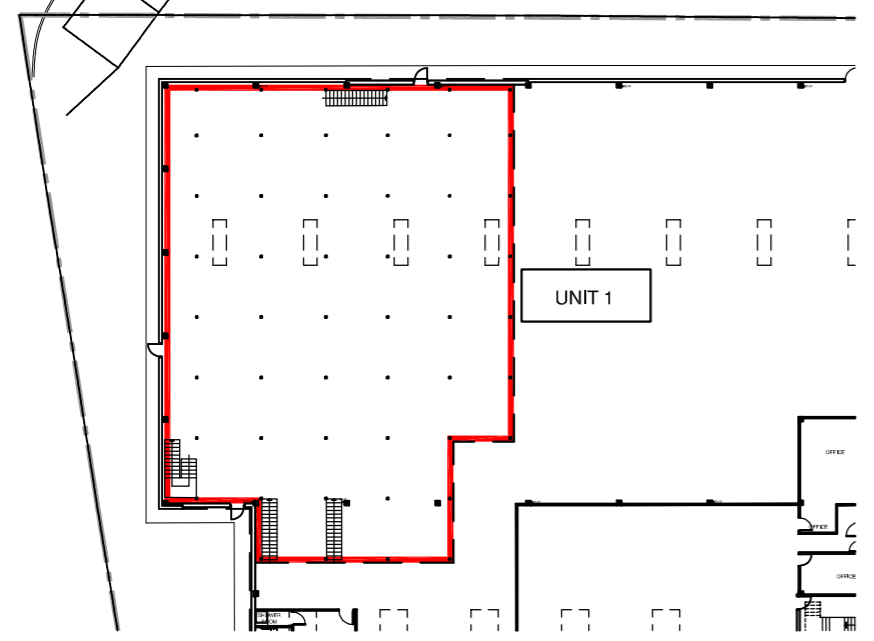
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Ground Floor / Site Layout 1:500



Location Plan 1:1250



Mezzanine Layout 1:500

Revision	Date	Description	Drawn	Checked

PLC ARCHITECTS

Lansdowne House
 25-28 Hampshire Terrace
 Portsmouth PO1 2QF
 Hampshire England

Tel: (023) 92 755 333
 E-Mail: admin@plcarchitects.com
 Web: www.plcarchitects.com

Client:

Project:
Holm Oak Business Park
 Woods Way
 Goring by Sea

Drawing Title:
Unit 1 Lease Plan

Drawn By	Date	Checked By	Date	Approved By	Date
JCB	Oct '21				

Drawing No: 21.3280.800 | Revis: P1 | Scale: As Stated @ A3

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