


# UNIT 3, HOLM OAK BUSINESS CENTRE, WORTHING, BN12 4FE

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

**10,095 SQ FT** (937.86 SQ M)

Vail Williams

# Summary

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

| | |
|---|---|
| **Available Size** | 10,095 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

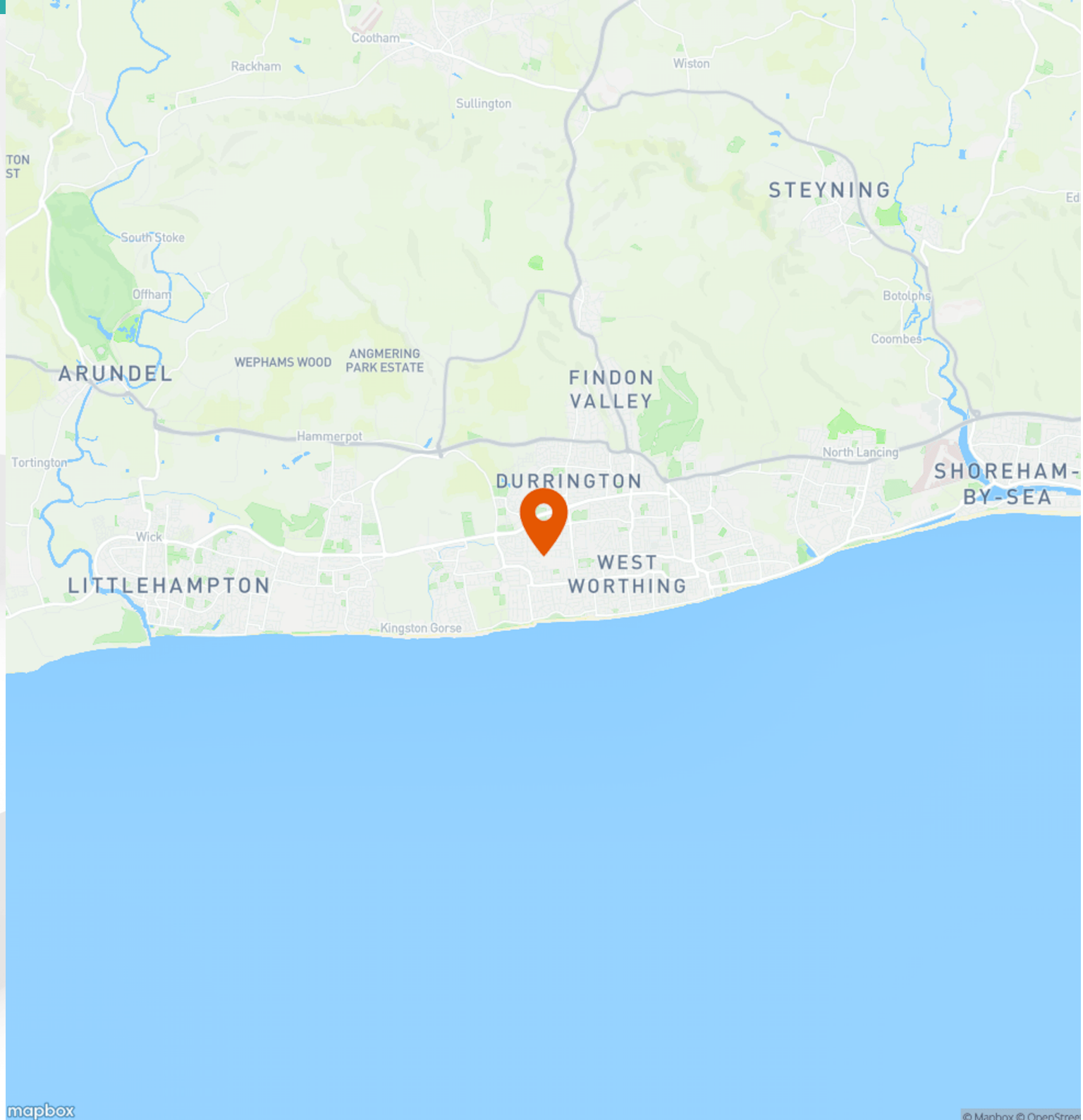


# Location

**Unit 3 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 whcih 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 - 3 | 10,095 | 937.86 |
| **Total** | **10,095** | **937.86** |

## 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.



# Enquiries & Viewings

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