

UNITS 1-4, HOLM OAK BUSINESS CENTRE, WORTHING, BN12 4FE

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

38,011 SQ FT (3,531.34 SQ M)

Vail Williams

Summary

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

Available Size	38,011 sq ft
Rent	Rent on application
Business Rates	Rates details to follow
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Cost TBC
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

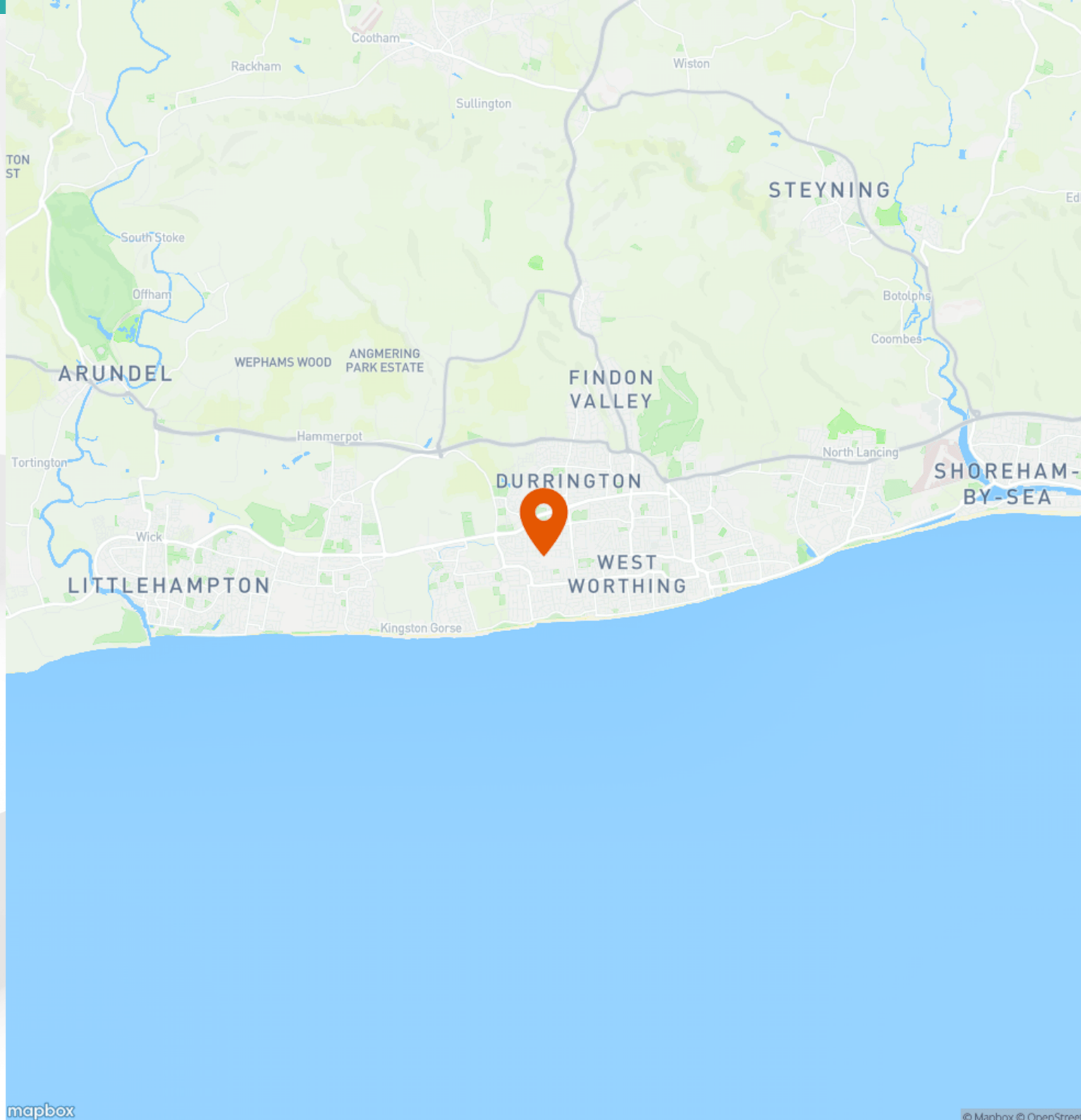


Location

Units 1-4 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 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	sq m
Unit - 1	16,789	1,559.75
Unit - 2	7,531	699.65
Unit - 3	10,095	937.86
Unit - 4	3,596	334.08
Total	**38,011**	**3,531.34**

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.



Enquiries & Viewings



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

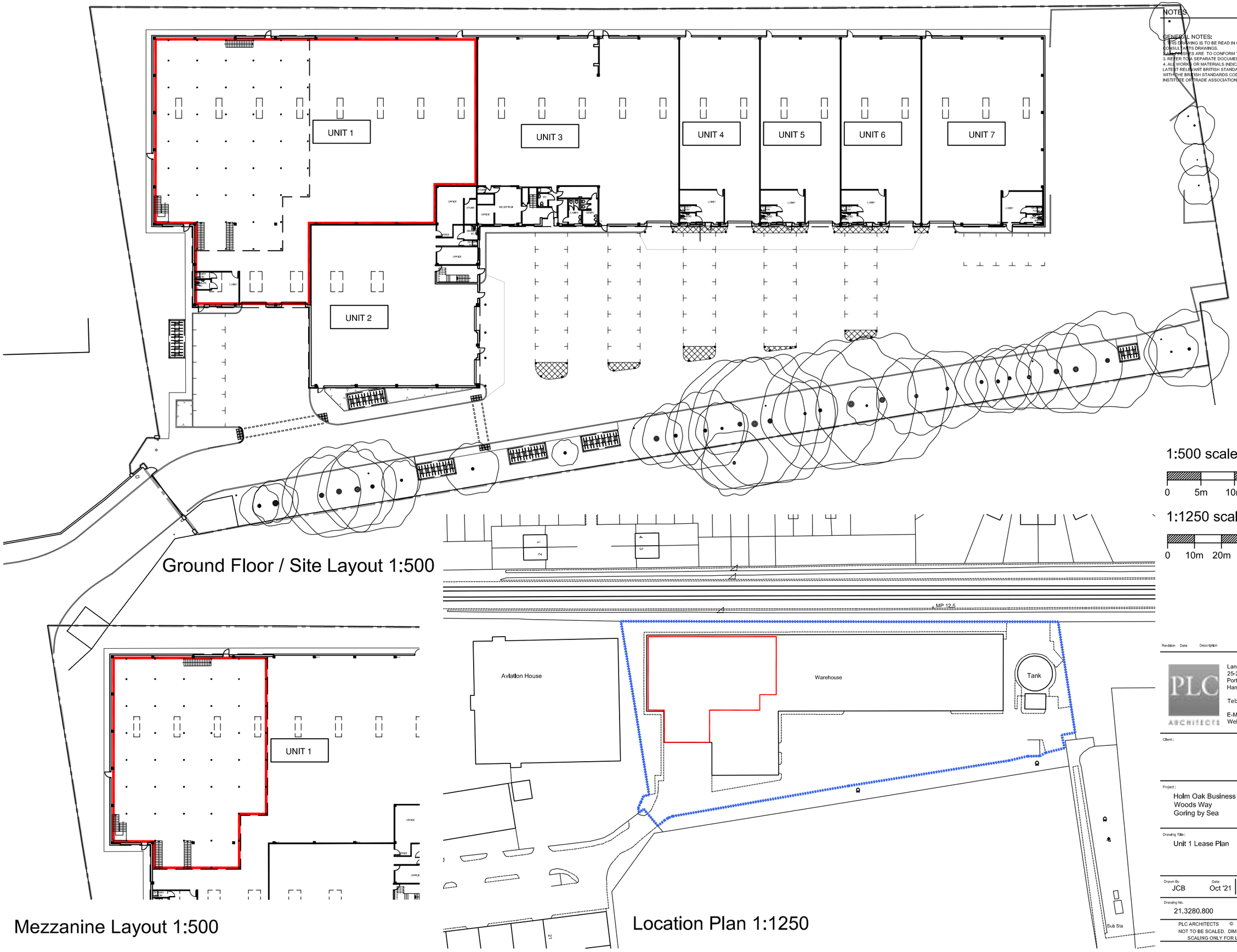


Jake Collins
jcollins@vailwilliams.com
07976256663
01293 612600

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View on our website

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Ground Floor / Site Layout 1:500

Mezzanine Layout 1:500

Location Plan 1:1250

NOTES

GENERAL NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT CONSULTANTS DRAWINGS.
2. ALL DIMENSIONS ARE TO CONFORM TO THE CURRENT BUILDING REGULATIONS.
3. REFER TO A SEPARATE DOCUMENT FOR THE DESIGNERS RISK ASSESMENT.
4. ALL WORKS OR MATERIALS INDICATED ON THIS DRAWING ARE TO BE TO THE LATEST RELEVANT BRITISH STANDARDS AND CARRIED OUT IN ACCORDANCE WITH THE BRITISH STANDARDS CODES OF PRACTICE OR RECOGNIZED INSTITUTE OR TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.

1:500 scale

0 5m 10m 15m 20m 25m

1:1250 scale

0 10m 20m 30m 40m 50m 60m

Revision	Date	Description	Dwn	Chkd

Lansdowne House
25-26 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.	Revision:	Scale:
21.3280.800	P1	As Stated @ A3

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