

Industrial

UNIT 21 | HAMBRIDGE TRADING ESTATE

Willowbrook Road, Worthing, BN14 8NA



UNIT 21 | 2,800 SQ FT

Versatile industrial unit

Unit 21 at Hambridge Trading Estate offers versatile industrial space in a well-maintained estate, ideal for trade counter use. The unit benefits from 24-hour access, dedicated car parking, and excellent transport links. Situated in Worthing's main industrial area, the estate is just northeast of the town centre and a 5-minute walk from East Worthing railway station, providing easy access to the Brighton to Portsmouth South Coast route.



Lease Type

New

✔ Unit Summary

- Car Parking
- WC Facilities
- 24 Hour Access
- Ideal Trade Counter Units
- Premier Industrial Location
- Flexible Space

£ Occupational Costs

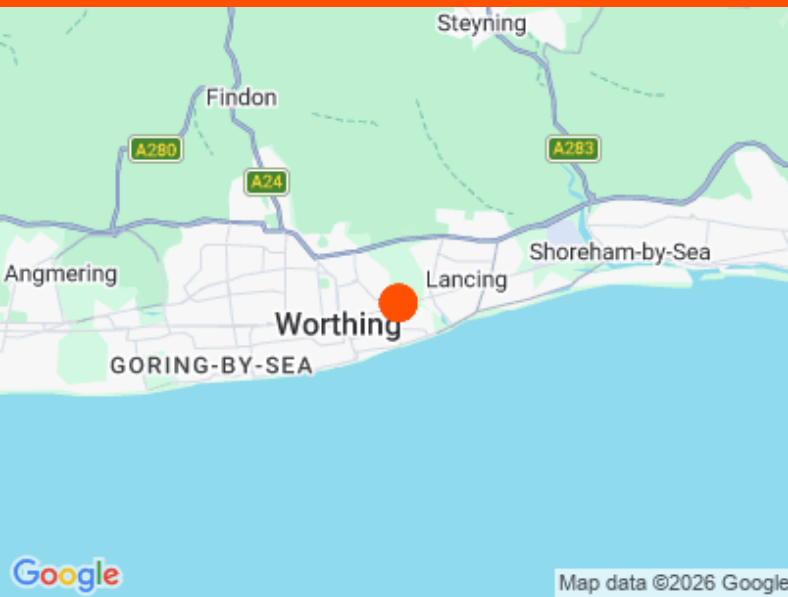
	Per Annum	Per Sq Ft
Rent	£37,200.00	£13.29
Rates	£12,528.00	£4.47
Maintenance Charge	£4,760.00	£1.70
Insurance	£840.00	£0.30
Total Cost	£55,328.00	£19.76

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

The estate benefits from an adjacent rail station and favourable road access given proximity to the A27 (connecting to the A23 towards London / Crawley).

-  Road
A27: 18 miles
-  Airport
Gatwick: 35 miles
-  Rail
East Worthing: <1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (75)



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Key Contact



Alex Winter

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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For more info please visit: unit.info/U4P0200044

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