



**MAKING
PROPERTY
WORK**

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INDUSTRIAL/WORKSHOP/OFFICE – 842 SQ FT (79.48 SQ M)

Unit 3, Central Works, Bridge Road, Worthing, BN14 7BU

TO LET

DESCRIPTION

This is a small industrial unit located on Bridge Road, in central Worthing. The unit offers flexible workspace, ideal for workshop or potential office space uses. It is conveniently situated with good transport links and driveway parking directly in front of the unit. Toilets are communal and shared within the unit next door.

LOCATION

The unit is 1 mile away from East Worthing railway station. Worthing is one of the largest towns in West Sussex and has an established commercial centre. Major occupiers already based in the town include Glaxo Smithkline, Southern Water, Rayner & Keeler and Eurotherm. The town is situated on the A27 which provides excellent access to the other south coast towns such as Chichester and Brighton as well as access to the southern road network. Brighton is approximately 14 miles to the east and Gatwick/Crawley is 25 miles to the north via the A27/A23 link.

ACCOMMODATION

	SQ FT	SQ M
Workshop	842	79.48
TOTAL	842	79.48

AMENITIES / OPPORTUNITY

- Driveway parking
- Kitchen
- LED Lighting
- 3-Phase electricity
- 2.4m eaves

RENT

£12,000 PAX plus VAT.

RATES

The current 2023 Rateable Value of the property is £6,100.

VAT

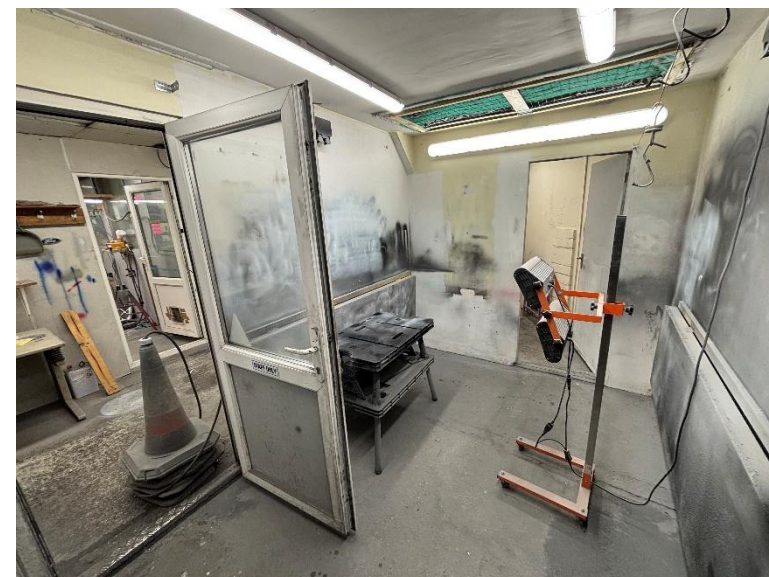
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of C.



VIEWINGS – 01903 229200

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