

## TO LET OR FREEHOLD FOR SALE

### MODERN WELL SPECIFIED INDUSTRIAL/WAREHOUSE

**3,596 sq ft (334 sq m)  
PLUS MEZZANINE 2,316 sq ft (215 sq m)**



**UNIT 3 NORTHBROOK BUSINESS PARK  
NORTHBROOK ROAD, WORTHING  
WEST SUSSEX BN14 8PQ**

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


Aston Rose offers a wide range of professional property services, including the following:

 **Property Management**  
helenmighall@astonrose.co.uk

 **Investment**  
markminchell@astonrose.co.uk

 **Building Surveying**  
jamescoulling@astonrose.co.uk

 **Sales, Lettings & Acquisitions**  
paulbrierley@astonrose.co.uk

 **Landlord and Tenant, Rating**  
johnwilliams@astonrose.co.uk

 **Valuation**  
duncanpreston@astonrose.co.uk

**Location**

The Northbrook Business Park is located to the east of Worthing town centre, just south of the main A27 east/west trunk road. The estate is also close to the main A24 and to the A259 South Coast Road. Access is off the Sompting Road via Penfold Road.

**Description**

The Northbrook Business Park is one of Worthing's premier estates.

Unit 3 comprises a modern mid terrace industrial/warehouse of steel frame construction with block and profiled metal sheet cladding under a pitched roof. Internally, the property has well fitted open plan first floor offices and a substantial mezzanine floor currently used for storage.

Access is via an aluminium loading door and separate personnel door.

The unit is presented in excellent all round condition having had light use since new.

**Specification**

- 3 phase electrical supply/gas supply
- level power floated concrete floor
- private parking
- office area with carpet/suspended ceiling/integral lights/data points
- building alarm
- wc accommodation
- kitchenette

**Floor Areas (Approximate GIA)**

Warehouse/Workshop	3,229 sq ft	300 sq m
First Floor Offices	367 sq ft	34.1 sq m
Mezzanine Floor	2,316 sq ft	215 sq m
<b>Total</b>	<b>5,912 sq ft</b>	<b>550 sq m</b>

**Terms**

The unit is available to let on a full repairing and insuring lease. Full terms on application. Alternatively, our client may sell his freehold interest with vacant possession.

**Rent**

On application.

**Freehold Price**

£386,500 + VAT.

**Business rates**

As listed on the 2010 Rating List the property has a Rateable Value of £22,500. Rates payable 2011/12 approximately £9,225, less any further relief that may be due.

**Service Charge**

A quarterly service/management charge will be levied covering the common areas of the estate.

**Legal Costs**

Each party to pay their own costs incurred.

**Viewing**

Strictly by appointment through sole agents Aston Rose:


Paul Brierley  
Tel : 01903 507751  
E: paulbrierley@astonrose.co.uk

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