

B3 Yeoman Gate, Yeoman Way, Worthing BN13 3QZ 01903 507751 agency@astonrose.co.uk www.astonrose.co.uk

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:



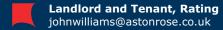
Property Management helenmighall@astonrose.co.uk



Investment markminchell@astonrose.co.uk









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.

Unti 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)

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

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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