

## OFFICE/WORKSHOP TO LET

- Suit a Variety of Different Uses STNC
- Secure Gated Access
- Estate CCTV
- Allocated Parking Available
- 24 Hour Access

Interested in this property? Please contact us on 01903 792785

# UNIT 9, NORTHBROOK TRADING ESTATE, 20 NORTHBROOK ROAD, WORTHING, WEST SUSSEX, BN14 8PN

## Location

Northbrook Trading Estate is located off Northbrook Road, offering good access to the A259 and A27. The nearest main line station is Worthing which is approximately 1.5 miles away with regular bus services running nearby.

## Description

A ground floor unit located in popular Northbrook Trading Estate comprising pedestrian entrance, workshop/office, kitchenette and WC.

Further benefits include 1 parking space, 100% rate relief and use of estate communal facilities.

The premises will be redecorated throughout and would suit a variety of different occupiers (STNC).

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>208.81</b>	<b>19.4</b>

## Tenure

The property is To Let on a new lease for a term to be agreed.

## Rent

Rental offers are invited in the region of £550 per month, inclusive of service charge.

## EPC

The property has an EPC rating of E - 118.

## VAT

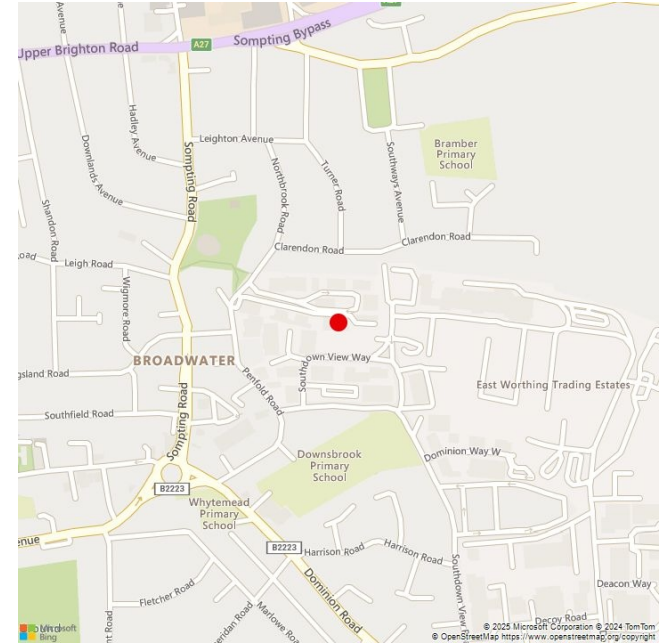
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents,  
Jacobs Steel.



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