

WEST WORTHING

FOR SALE

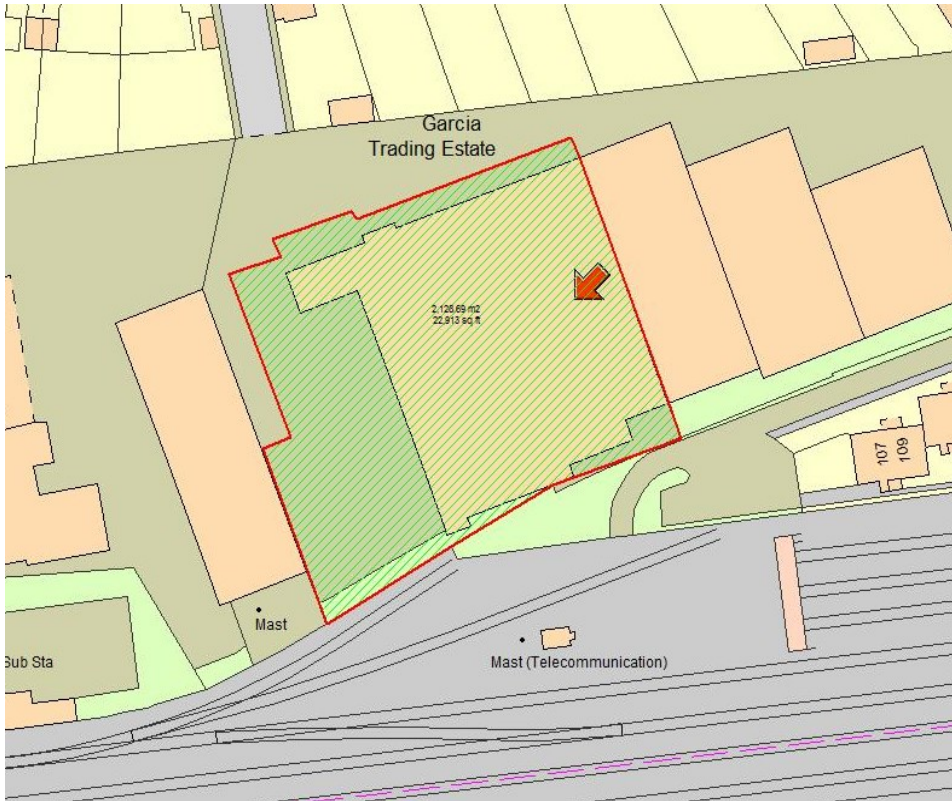
16,800 sq ft — FREEHOLD

UNIT 6, GARCIA TRADING ESTATE, CANTERBURY ROAD



- Walking distance of West Worthing railway station
- Freehold available — offers invited
- Site Area: 0.52 acres (0.21 ha)
- B1/B8 use
- Suitable for other uses (subject to the necessary consents)

**Dalton
Warner
Davis**



Source: Promap.

LOCATION

The property is located on the Garcia Trading Estate, to the west of the A2031 (South Street Tarring), Worthing. The A2031 leads to the A27, which accesses the national motorway network. The premises are in close proximity to a variety of shops, cafes and services on Tarring Road.

West Worthing Station is located approximately 0.5 miles from the site, providing direct services to London Victoria and Brighton.

Garcia Trading Estate is served by a private entrance to the south of Canterbury Road, a residential street. Immediately east of the subject property is Friar Walk Trading Estate which is fully occupied.

DESCRIPTION

The property comprises a single storey brick built building with a profile cement clad roof with a two storey office block. The Gross Internal Area is 16,798 sq ft (1,560 sqm).

The internal area is made up of 8,421 sq ft (782 sqm) of industrial/warehouse space with additional office space, meeting rooms, kitchen and WC facilities at ground floor level totalling 4,004 sq ft (372 sqm). The first floor (4,374 sq ft/ 406 sqm) comprises of meeting rooms, offices, stores, kitchen and further WC facilities.

There is a car parking area for 24 vehicles.

The property is available with vacant possession.

PLANNING

The property is understood to be under Use Class B1.

EPC

Industrial Warehouse—Band C

Certificate available on request.

RATEABLE VALUE

2017 Rateable Value - £75,000

CONTACT

Viewings are strictly by prior appointment through the sole retained agent.

Each party will be responsible for their own legal costs throughout. The purchaser will be responsible for SDLT. The property is not elected for VAT.

For further information contact:



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Dalton Warner Davis LLP 11/2017