



**TO LET**

Unit 1 Cignet Trading Estate  
Faraday Close, Worthing, BN13 3RB





## Key Features

- Next to Screwfix & Howdens Joinery
- Min eaves of 5.42m rising to 6.93m
- New electric up & over loading door (3.89m high x 3.5m wide)
- Refurbished throughout
- 3 Phase Power
- Capped off gas supply
- Brand new LED, controllable lighting
- Translucent Roof panels
- Onsite parking
- Male & Female WCs





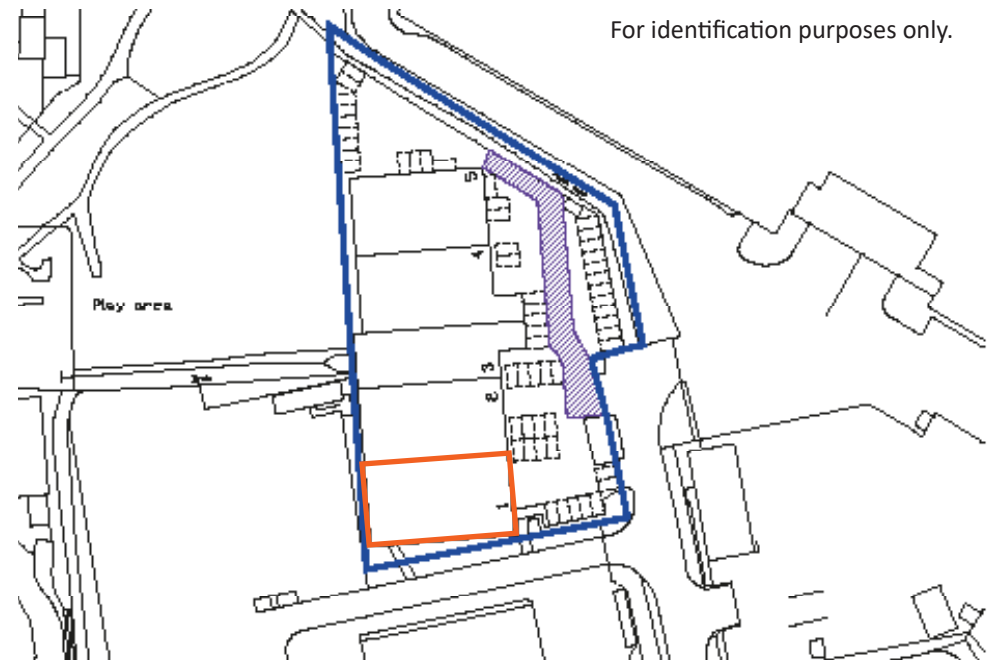
## Location & Situation

Worthing is situated on the south coast between Brighton (11 miles east) and Chichester (20 miles west). The town has excellent road communications being situated on the A27 dual-carriageway which runs east to Brighton and west to Portsmouth/Southampton.

Cignet Trading Estate is well positioned on the Western side of Worthing, approximately 2 minutes drive from the A259, 1 mile from the A27 and 2 miles from the A24.

Goring By Sea train station is 1.3 miles south of the property and provides direct services across the south and north to Gatwick Airport & London.

Immediately adjacent occupiers include both Screwfix & Howdens, with Watlow Eurotherm and Tesco Extra superstore also within a stones throw.





## Description & Accommodation

The property comprises of an end of terrace trade counter/warehouse/ industrial unit, which has been comprehensively refurbished. The unit is of steel portal frame construction, with part brick part profile sheet cladding elevations. The unit is accessed via a new electric up and over roller door (3.89m H x 3.5m W), with separate glazed pedestrian access. The warehouse benefits from good natural light thanks to translucent roof panels, alongside roof hung LED lighting. Furthermore the unit has been repainted throughout (flooring & walls) with new refurbished male & female WCs.

Allocated parking is available in front of the unit.

Adjoining occupiers on the estate include Screwfix and Howdens, who expanded on the estate in 2023.

Area	Sq Ft	Sq M
Warehouse	5,428	504.26







## Rateable Value

The rateable value is to be reassessed however an estimated RV is available upon request.

## EPC

We understand the property has an EPC rating of A - 25.

## Planning

Occupiers should satisfy themselves in respect of their required planning.

Motor trade and leisure uses are not permitted.





## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed.

Quoting Rent: £59,700 per annum exclusive.

Service charge for the year beginning 1st April 2025 is approx £2,756 pax

Building insurance for the current year is approx £1,680 pax.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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March 2025

