



Unit 10 Silverdale Industrial Estate
Meadow Road, Worthing BN11 2RZ

TO LET

NEWLY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT

396.96 SQ M (4,273 SQ FT)

Key Features:

- Additional secure yard at rear with 2 large containers with lighting & power
- 9 car parking spaces
- Recessed fluorescent strip lighting in offices
- Recently over roofed
- LED lighting within warehouse/production area
- Electrically operated roller shutter door
- Newly carpeted offices
- Fitted kitchen
- Separate ladies & gents WC facilities





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Location

Silverdale forms part of the Meadow Road Industrial Estate which is located approximately 2 miles to the east of Worthing town centre. The estate links with the A27 south coast trunk road (2 miles to the north) via Ham Road/Dominion Road/Sompting Road and the A259 coast road (1/2 mile to the south) via Brougham Road.

The unit adjoins Dale Road, the main access road into Meadow Road near to BMW, Mercedes and Guildcare.

Accommodation

The unit forms part of a terrace of light industrial and warehouse units, and provides an open warehouse/production area with offices, kitchen and separate ladies and gents WC facilities at ground floor. There is LED lighting in the warehouse.

At first floor, additional open plan offices have been created together with a mezzanine storage area.

At the rear of the unit there is an enclosed secure yard with two containers, both of which have lighting and electrical supplies.

Floor	Description	Sq Ft	Sq M
Ground	Warehouse / Production	2,391	222.12
Ground	Reception, offices, WCs & kitchen	949	88.16
First	Offices / storage	933	86.68
Total		4,273	396.96

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

EPC

We understand the property has an EPC rating of D (85)

Planning

We understand that the premises have an established Class E / B8 use within the Use Classes Order.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

Rent: £46,000 per annum, exclusive

Business Rates

Rateable Value (2023): £26,500.

VAT

VAT will be chargeable on the terms quoted.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact agents Flude Property Consultants:

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