Flude
PROPERTY CONSULTANTS

PRELIMINARY DETAILS - HIGH BAY B1/B8 WAREHOUSE



TO LET

Unit 4, Holm Oak Business Park
Woods Way, Goring-by-Sea, Worthing , BN12 4QY

Key Features

- Full size loading door - approx. 4.88m (h) x 3.53m (w)
- Minimum eaves of 6.92m (haunch) rising to 8.55m (apex)
- Available Q1 2027
- To be refurbished
- Additional, neighbouring accommodation also available
- HGV Access
- 3 Phase power
- Fully fitted offices
- Quick access to the A259 & A27 arterial roads

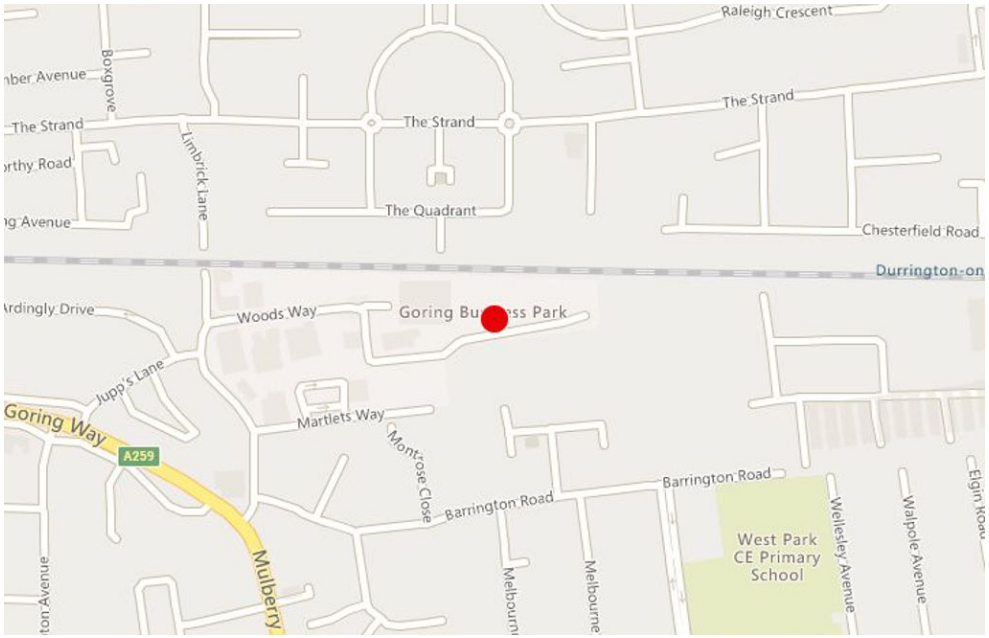


Location & Situation

Goring-by-Sea is a suburb of Worthing and lies 2.5 miles west of the town centre. Worthing is a popular south coast resort town located approximately 11 miles west of Brighton and 20 miles south of Horsham, with a population of over 110,000. The town is well connected by road being at the junction of the A27 arterial coast road and the A24, connecting to town to Portsmouth (and the M27) to West, and Brighton to the East. Furthermore, the town sits 12 miles West of the A23, which adjoins the M23/M25 motorway network, whilst providing quick access to Gatwick Airport.

Holm Oak Business Park is located approx 1 mile from the A259 and 2.5 miles from the A27.

Goring-By-Sea railway station is 0.5 miles away, offering direct services to Portsmouth, Southampton, Brighton, Gatwick Airport and London Victoria.





Description & Accommodation

The available property comprises a warehouse / light industrial unit within a terrace of seven, of steel portal frame construction, under a pitched sheet roof with translucent roof panels. Elevations are a mixture of brick and profile cladding, with Unit 4 benefitting from a roller shutter loading door and a minimum eaves of 6.92m, rising to 8.55m at the apex.

The unit will be refurbished throughout, with multiple access points. Further amenities include fully fitted offices to include A/C, carpeting, LED lighting and multiple kitchenettes and W/Cs.

Externally parking is available for 5 vehicles, though tenants may re-configure this to better suit their operational and loading needs.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Unit 4	3,485	323.76
Total	3,485	323.76





Rateable Value

To be reassessed.

EPC

We understand the property has an EPC rating of B.

Planning

We understand the property benefits from B1/B2/B8 consent. Further detail upon request.

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





Terms

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

Additional, neighbouring accommodation is available to lease. Please contact us to discuss this further.

Price on application.

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

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.

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Further Information

Please contact the sole agents Flude Property Consultants:

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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.

12 November 2026

The Commercial Property Network
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