

SHARK.REGION.EXTEND
FARADAY CLOSE
WORTHING BN13 3RB



ion

TO LET

113,774 - 268,234 SQ FT

(10,569.95 - 24,919.75 SQ M)



Redefining Logistics Space – Adaptable Units, **With The Ability To Split.**



OFFERING UP TO
268,234 SQ FT (24,919.75 SQ M)



COMPREHENSIVELY
REFURBISHED



9.78 ACRES
SITE AREA



MINIMUM EAVES HEIGHT OF
9.5M - 10.5M



11 DOCK LEVEL DOORS,
10 LEVEL ACCESS DOORS



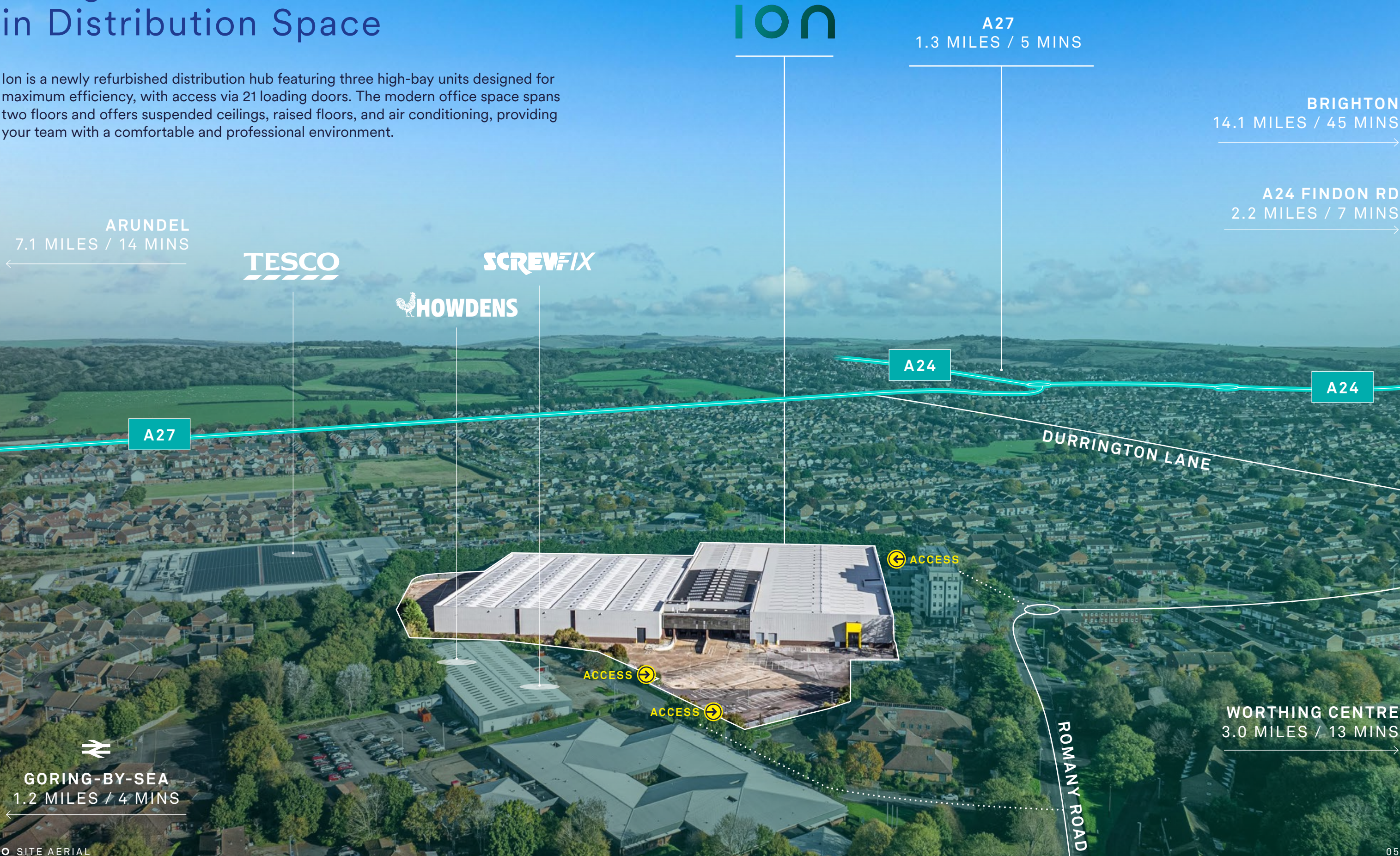
113,774 SQ FT AND 150,617 SQ FT





Designed for Peak Performance in Distribution Space

Ion is a newly refurbished distribution hub featuring three high-bay units designed for maximum efficiency, with access via 21 loading doors. The modern office space spans two floors and offers suspended ceilings, raised floors, and air conditioning, providing your team with a comfortable and professional environment.





Refined Distribution for Elevated and Maximum Efficiency



11 DOCK LEVEL
LOADING DOORS



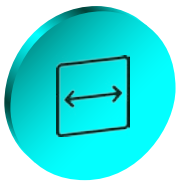
10 LEVEL ACCESS
LOADING DOORS



1 MVA
POWER



15 HGV
PARKING SPACES



MAX 41M
YARD DEPTH



INSULATED
CLADDING SYSTEM



SQUASH
COURT



9.5 - 10.5M
EAVES HEIGHT



163 CAR
SPACES



EPC
RATING B

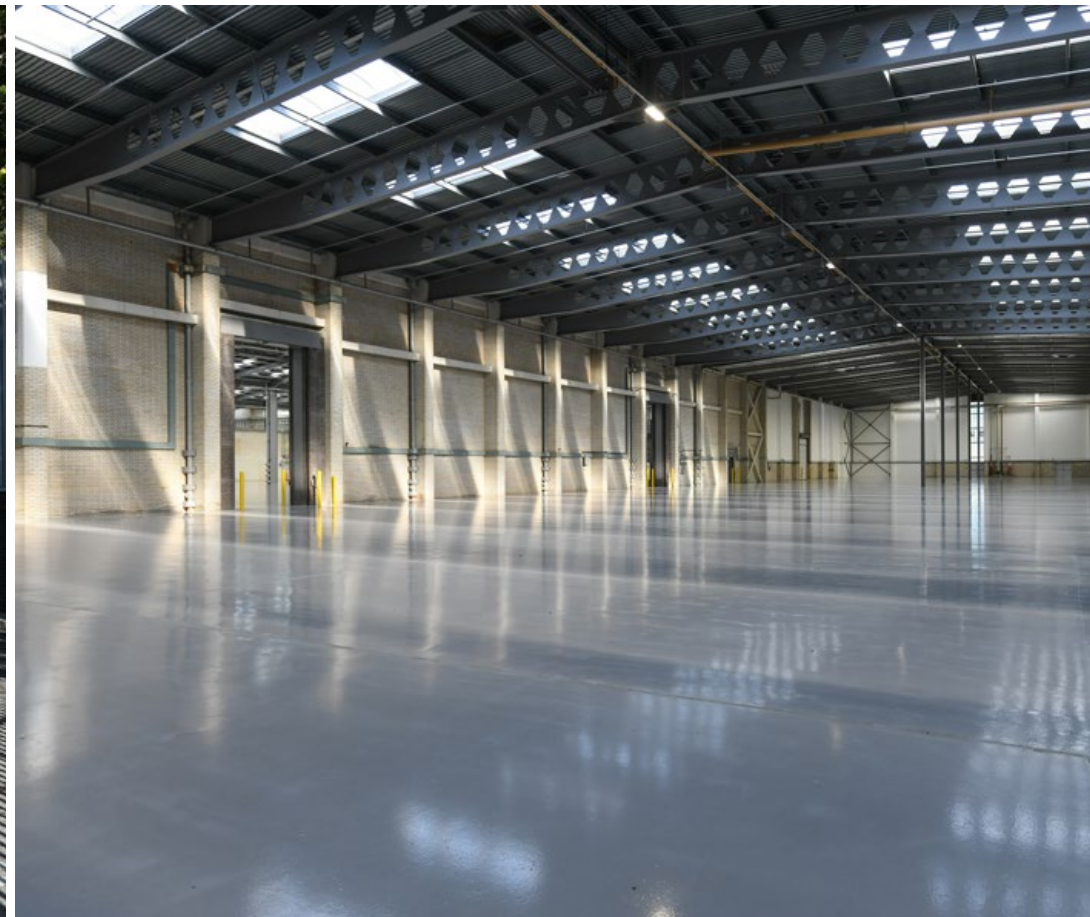


WAREHOUSE A	AREA SQ FT	AREA SQ M
Warehouse	107,473	9,984.57
Mezzanine	6,301	585.38
TOTAL	113,774	10,569.95

WAREHOUSE B	AREA SQ FT	AREA SQ M
Warehouse	122,386	11,370.03
Offices and Mezzanines	28,231	2,622.75
TOTAL	150,617	13,992.78

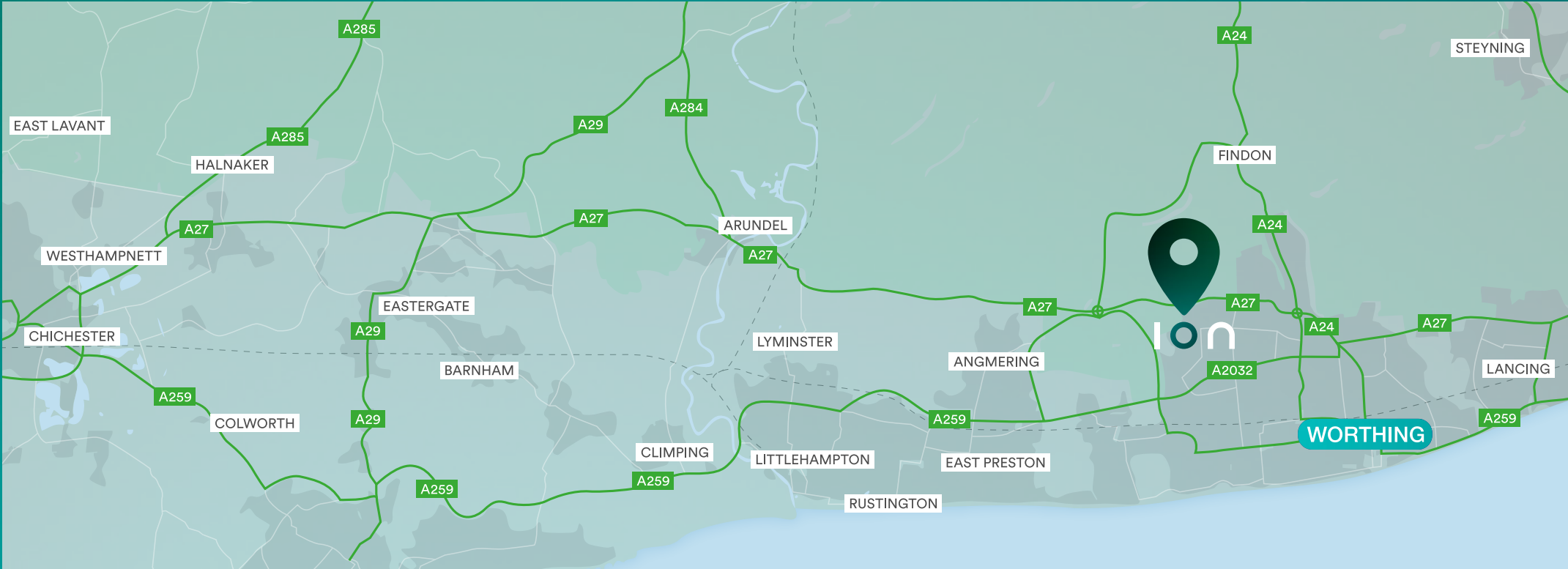
BUILDING TOTAL	268,234	24,919.75
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Inclusive of internal dividing walls.





SHARK.REGION.EXTEND



42,500 MANUFACTURING
AND 39,000 TRANSPORT AND
STORAGE WORKERS



45,300 PEOPLE IN WEST SUSSEX,
EAST SUSSEX, BRIGHTON, AND
HOVE ARE LOOKING FOR NEW JOB
OPPORTUNITIES



630,000 PEOPLE WITHIN 30 MINS
BY CAR

LOCATION	MILES	TIME
A27 Arundel Rd	1.3 Miles	5 Mins
A24 Findon Rd	2.2 Miles	7 Mins
Brighton	14.1 Miles	25 Mins
Chichester	18.4 Miles	30 Mins
Crawley	28.4 Miles	30 Mins
M23 J11	29.3 Miles	36 Mins
M25 J7	42.1 Miles	50 Mins
Central London	62.0 Miles	1hr 58 Mins

PORTS	MILES	TIME
Portsmouth Port	35.0 Miles	50 Mins
Southampton Port	50.0 Miles	1hr 10 Mins
Dover Port	114.0 Miles	2hr 15 Mins

NATIONAL RAILWAY	MILES	TIME
Goring-by-Sea Station	1.2 Miles	4 Mins
Worthing Station	3.0 Miles	13 Mins

AIRPORTS	MILES	TIME
Gatwick	36 Miles	45 Mins
Southampton	50 Miles	1hr 10 Mins
Heathrow	61 Miles	1hr 30 Mins



○ Rent

Rent available on request.

○ EPC

EPC rating of B.

○ Terms

The property is available on a new full repairing and insuring lease, on terms to be agreed.

○ Business Rates

Available on Request.

○ Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

○ VAT

All figures quoted are exclusive of VAT.

Ion

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