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TO LET

INDUSTRIAL AND WAREHOUSE – 3,725 SQ FT (346.05 SQ M)

Unit 4, Hazelwood Trading Estate, Dominion Way, Worthing, West Sussex, BN14 8LU

DESCRIPTION

The unit which will be refurbished to a high standard forms part of a terrace of industrial units and is of portal frame construction with part brick and block clad elevations under a lined roof incorporating intermittent roof lights. The unit is heated and lit. There will be a new loading door which will provide access to the production/warehouse areas. In addition, the offices will be arranged at the front of the unit as well as separate Ladies & Gents WC facilities. Car parking is provided at the front of the unit.

LOCATION

The unit is situated on the established East Worthing Industrial Estate which is located approximately 2 miles to the north east of Worthing town centre. The estate links to the A27 south coast trunk road (1.25 miles to the north) via Dominion Road and Sompting Road and the A259 coast road (0.75 miles to the south) via Dominion Road/Ham Road. The unit is situated within Hazelwood Close.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	2,521	234.2
Ground Floor	602	55.93
First Floor	602	55.93
TOTAL	3,725	346.06

AMENITIES / OPPORTUNITY

- Will be refurbished to a high standard
- New loading door
- Newly carpeted and decorated offices
- Gas supply
- Three-phase electricity
- LED lighting within warehouse
- Separate Ladies & Gents WC facilities which will be refurbished

RENT

£46,600 PAX

RATES

We are verbally informed that the unit has a rateable value of £19,250.

LEGAL COSTS

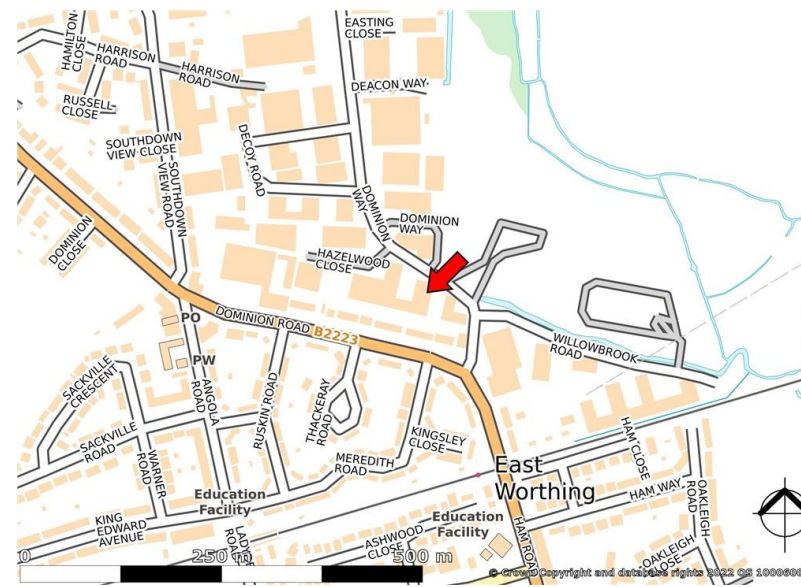
Both parties to be responsible for their own legal costs incurred in the transaction.

EPC

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