



SHW

**MAKING
PROPERTY
WORK**

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TO LET
01903 229200

TO LET

INDUSTRIAL AND WAREHOUSE – 5,821 SQ FT (540.77 SQ M)

Unit 12, Hazelwood Trading Estate, Hazelwood Close, Worthing, BN14 8NP

DESCRIPTION

The unit which will shortly be refurbished to a high standard is of portal frame construction with part brick and block and cladded elevations under a new metal profile 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 area. In addition, there are offices/reception areas at the front of the property on the ground floor. The offices are heated, carpeted and benefit from suspended ceilings with LED lighting. 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 (1¼ miles to the north) via Dominion Road and Sompting Road and the A259 coast road (0.7 mile to the south coast) via Dominion Road/Ham Road.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor - Warehouse incl WCs & Kitchen	4,252	395.01
Ground Floor - Office/Reception	689	64.01
First Floor - Office	689	64.01
First Floor - Storage over WC block	191	17.74
TOTAL	5,821	540.77

AMENITIES / OPPORTUNITY

- To be refurbished
- Uninterrupted eaves height 5.82m (19'1")
- New loading door
- Car parking
- Modern decorated offices
- Suspended ceilings with LED lighting
- Three phase electricity
- Gas supply
- Separate Male & Female WCs
- Heating in offices

RENT

£68,500 PAX

RATES

The new Rateable Value of the property from 1 April 2023 will be £41,500.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

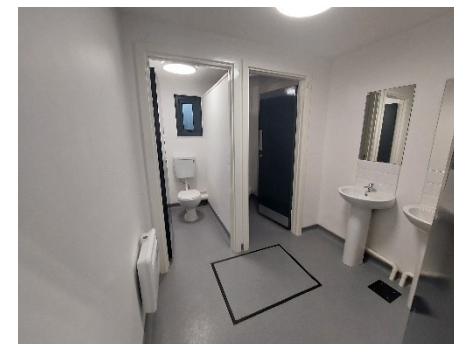
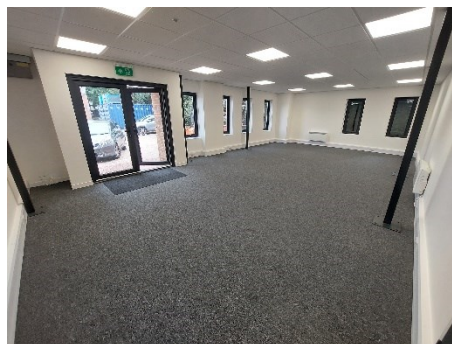
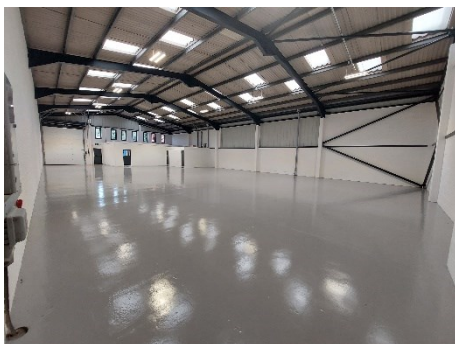
Each party to be responsible for their own legal costs.

EPC

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