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**TO LET**

**REFURBISHED INDUSTRIAL AND WAREHOUSE – 3,199 SQ FT (297.19 SQ M)**

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

**DESCRIPTION**

The unit, which has been refurbished to a high standard, forms part of a terrace of industrial units and is of portal frame construction with part brick and block cladded elevations under a lined roof incorporating intermittent roof lights. The unit is heated and lit. There is a new loading door which provides access to the production/warehouse areas. In addition, the offices are 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	3,199	297.19

**AMENITIES**

- 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

**RENT**

£44,800 PAX.

**RATES**

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

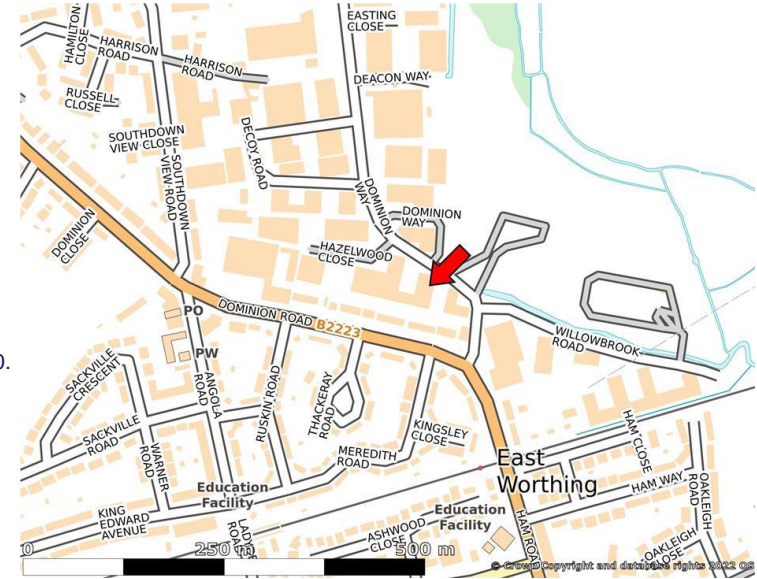
**LEGAL COSTS**

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

**EPC**

51-75 **C**

71 | c



**VIEWINGS – 01903 229200**

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