

TO LET

FROM **3,199 ft²**



FULLY
REFURBISHED



EXCELLENT ACCESS
TO THE A27



0.2 MILES FROM EAST
WORTHING STATION

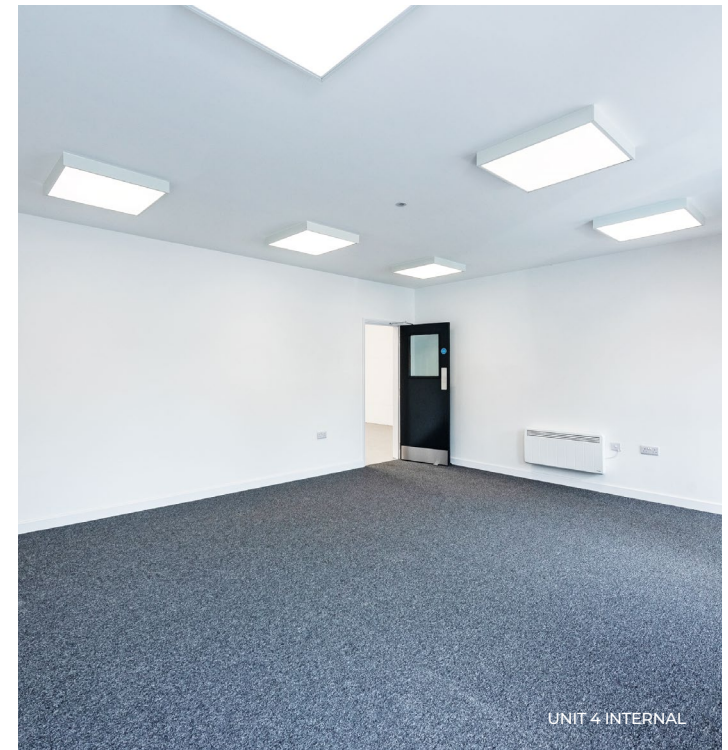


www.ipif.com/hazelwood

INDUSTRIAL / WAREHOUSE UNITS TO LET

HAZELWOOD INDUSTRIAL ESTATE
DOMINION WAY, WORTHING, BN14 8LU





UNIT 4 INTERNAL



LOCATION

The units are 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.

DESCRIPTION

The units, which have been refurbished to a high standard, form part of a terrace of industrial units and are of portal frame construction with part brick and block cladded elevations under a lined roof incorporating intermittent roof lights. The units are heated and lit. There are new loading door swchich provide access to the production/warehouse areas. In addition, the offices are arranged at the front of the units as well as separate ladies & gents WC facilities. Car parking is provided at the front of the units.

ACCOMMODATION

The units comprise of the following gross internal areas (GIA):

UNIT 3	M ²	FT ²
Warehouse	428.3	4,610
TOTAL	428.3	4,610

UNIT 4	M ²	FT ²
Warehouse	297.2	3,199
TOTAL	297.2	3,199

LEASE TERMS

The properties are available by way of new full repairing and insuring leases.



BUSINESS RATES

To be reassessed. For rates payable, please contact the agents.

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the common areas. Further details are available upon 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, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Unit 3: C -60 / Unit 4: B - 47

On behalf of the Landlord

IPIF
0800 804 8600
www.ipif.com

Rachel Sharman
rachel.sharman@ipif.co.uk



Duncan Marsh
dmarsh@shw.co.uk
07970 524 840