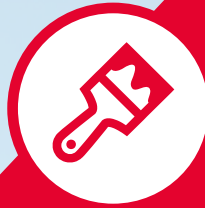


TO LET

5,821 ft²



FULLY
REFURBISHED



EXCELLENT ACCESS
TO THE A27



0.2 MILES FROM EAST
WORTHING STATION



UNIT 12

www.ipif.com/hazelwood

INDUSTRIAL / WAREHOUSE UNIT TO LET

HAZELWOOD INDUSTRIAL ESTATE
HAZELWOOD CLOSE, WORTHING, BN14 8NP

IPIF



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.

DESCRIPTION

The unit is of portal frame construction with part brick and block and cladded elevations under a new metal profile lined roof incorporating intermittent roof lights. There will be a new loading door which will provide access to the production area, with an uninterrupted eaves height of 5.82m. 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.

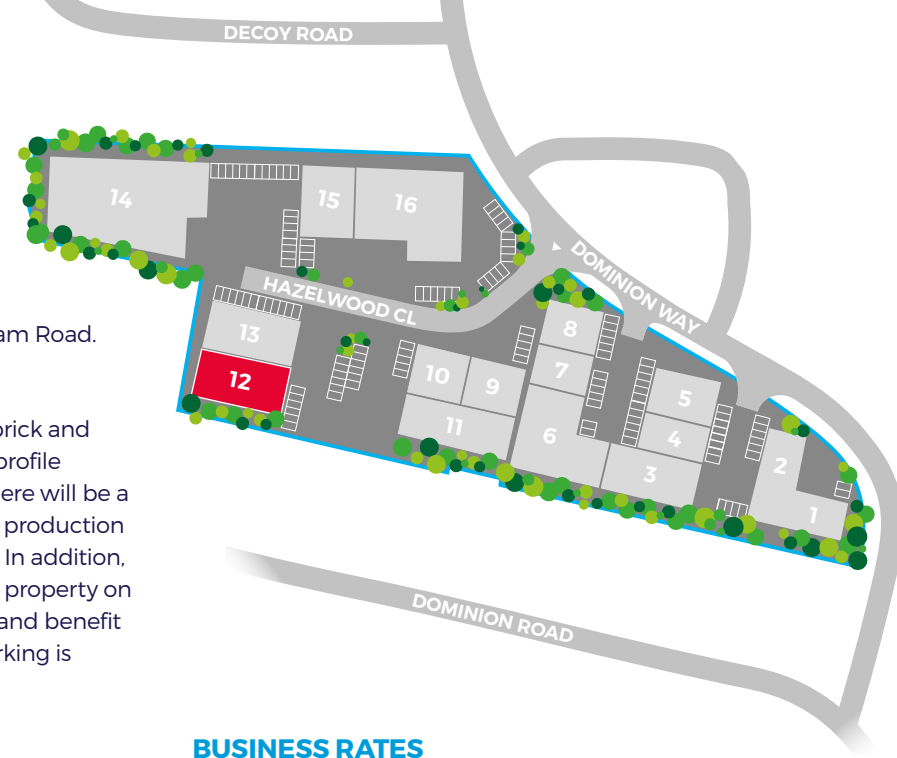
ACCOMMODATION

Unit 12 comprises of the following gross internal areas (GIA):

UNIT 12	M ²	FT ²
GF - Warehouse incl. WCs & Kitchen	395	4,252
GF - Office/Reception	64	689
FF - Office	64	689
FF - Storage over WC block	17.75	191
TOTAL	540.75	5,821

LEASE TERMS

The property is available by way of a new full repairing and insuring lease.



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

B - 46.

On behalf of the Landlord

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