TO LET

FROM **3,199 ft²**

FULLY REFURBISHED

EXCELLENT ACCESS TO THE A27

0.2 MILES FROM EAST WORTHING STATION



UNIT 4 INTERNAL



www.ipif.com/hazelwood

INDUSTRIAL / WAREHOUSE UNITS TO LET

HAZELWOOD INDUSTRIAL ESTATE

DOMINION WAY, WORTHING, BN14 8LU

IPIF









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 swhich 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	M²	FT²
Warehouse	428.3	4,610
TOTAL	**428.3**	**4,610**

UNIT 4	M²	FT²
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

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SHW

MAKING PROPERTY WORK

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TO LET

REFURBISHED INDUSTRIAL AND WAREHOUSE – 4,592 SQ FT (426.65 SQ M)

Unit 3, Hazelwood Trading Estate, Dominion Way, Worthing, West Sussex, BN14 8LU

Rent | £53,500 PAX

Refurbished Industrial Unit

18 June 2026

DESCRIPTION

The unit, which has been recently refurbished, 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 translucent roof lights. The unit is gas heated and lit. There is an electric roller shutter 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	4,592	426.65

RENT

£53,500 PAX

AMENITIES

- Refurbished to a high standard
- Electric roller shutter door
- Carpeted and decorated offices
- Gas supply
- Kitchenette
- Three-phase electricity
- LED lighting within the offices
- Separate Ladies & Gents WC facilities
- Minimum eaves of 4.76m

RATES

We are verbally informed that the unit has a rateable value of £44,500.

VAT

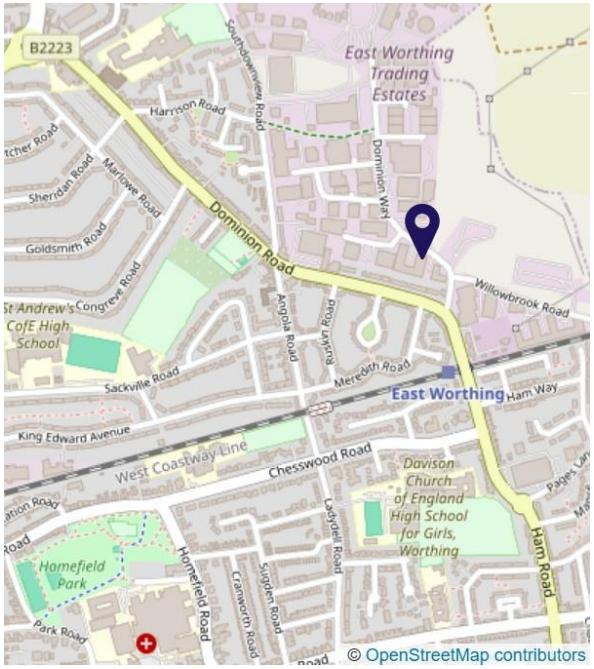
Will be charged on the quoting terms.

LEGAL COSTS

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

EPC











VIEWINGS:

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