

SHW

MAKING PROPERTY WORK

SHW.CO.UK

TO LET

INDUSTRIAL – 12,097 SQ FT (1,124 SQ M)

Unit C Dominion Way, Worthing, West Sussex, BN14 8NW

DESCRIPTION

The unit comprises a modern light industrial unit with offices at ground and first floor levels. The unit is of a steel portal frame construction with part brickwork and part profiled sheet cladding under a profiled sheet clad roof with rooflights.

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 with the A27 south coast trunk road (1¼ miles to the north) via Dominion Road, Sompting Road and to the A259 Coast Road (¾ of a mile to the south) via Dominion Road/Ham Road.
The unit is situated on the corner of Dominion Way and Decoy Road in the centre of the East Worthing Industrial Estate.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Warehouse space	7,965	740
Ground Floor Office	2,066	192
First Floor Office	2,066	192
Total:	**12,097**	**1,124**

AMENITIES

- Eaves height 5.5m
- Gas blow heaters in production area
- Centrally heated & decorated offices
- Two electric loading doors
- Car parking
- Separate WCs

RENT

£160,000 pax

TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RATES

The current Rateable Value of the property is £75,000.

VAT

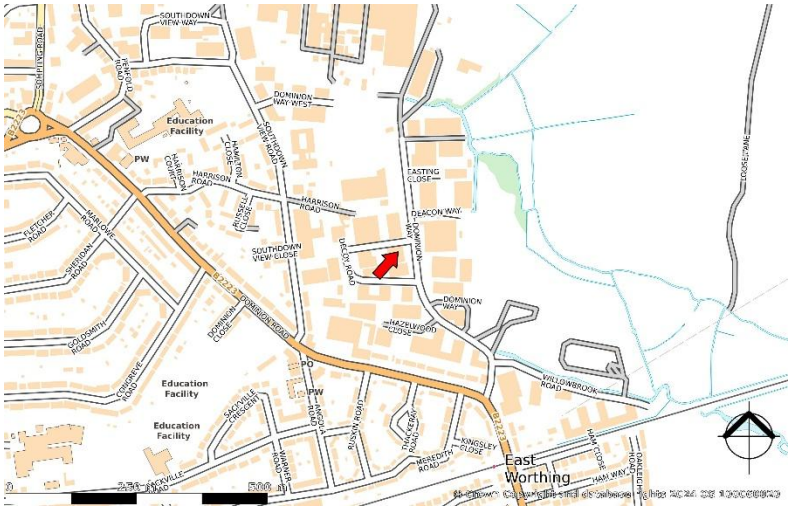
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC







VIEWINGS – 01903 229 200

Duncan Marsh **t:** 079790 524840 **e: dmarsh**@shw.co.uk
Ben Collins **t:** 07918 823539 **e:** bcollins@shw.co.uk

twitter - @SHWProperty
LinkedIn - SHW Property
Instagram – SHW Property

MAKING PROPERTY WORK

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316