



HIGH TECH DETACHED INDUSTRIAL UNIT

- Minimum of 6 Car Parking Spaces + Yard
- Over 16' Electric Roller Loading Door
- Three Phase Electric Supply
- Newly Built and Detached

Interested in this property? Please contact us on 01903 792785



11 DOMINION WAY, WORTHING, WEST SUSSEX, BN14 8AQ

Location

Located in an established and thriving commercial area to the north-east of Worthing, offering easy access to both the A27 and A259. East Worthing railway station is situated approx. 0.4 miles away. The estate houses a number of recognised and established brands, together with independent businesses. There are regular food truck deliveries on the estate, which prove to be very popular with the locals on the trading estate!

Description

A rarely available new build detached industrial unit located in popular Dominion Way, Worthing. The premises has been designed to a high standard and benefits from Class B2 use, 16' electric roller loading door, three phase electricity, security alarm system, air conditioning and 6 off road parking spaces and bike store. The ground floor comprises a reception area, warehouse, two storage rooms, kitchenette and two WC's and can be accessed via a pedestrian entrance or loading door. The first floor is accessed via stairs and comprises of an open plan area with additional WC.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	1,485	137.96
First Floor	765	71.07
Total floor area:	2,249	208.93

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £30,000 per annum, exclusive.

Business Rates

Business rates to be assessed.

EPC

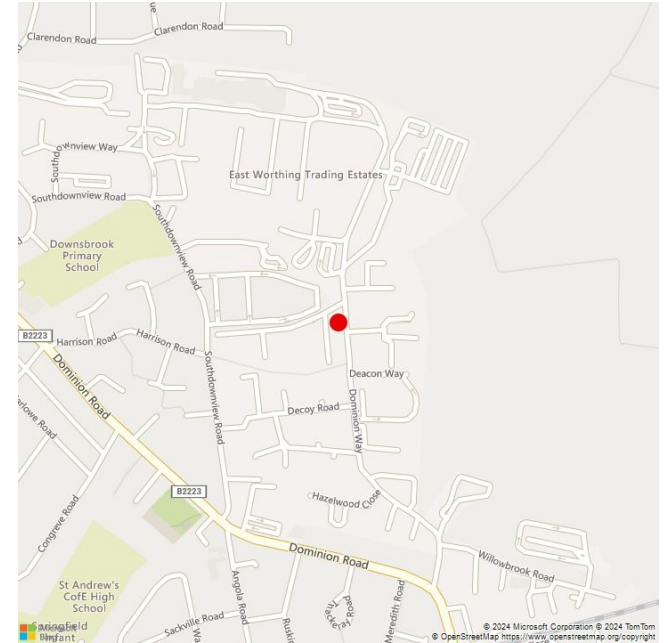
The property has an EPC rating of B - 28.

Use

Class B2 Use

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



Leigh Doherty

01903 792785

leighdoherty@jacobs-steel.co.uk



Nichola Charles

01903 792785

nicholacharles@jacobs-steel.co.uk

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