



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

INDUSTRIAL/LOGISTICS / NEW BUILD / OFFICE TO LET
2,250 SQ FT (209.03 SQ M)



Summary

New Build Industrial/Office Building To Let

Available Size 2,250 sq ft

EPC Rating B (28)

- Newly Built Stand Alone Unit
- Ready For Immediate Occupation
- Three Phase Electricity
- Generously Sized Off Road Parking/Loading Area
- 16' Electric Roller Shutter Door
- First Floor Offices
- New flexible lease terms available, further details upon request

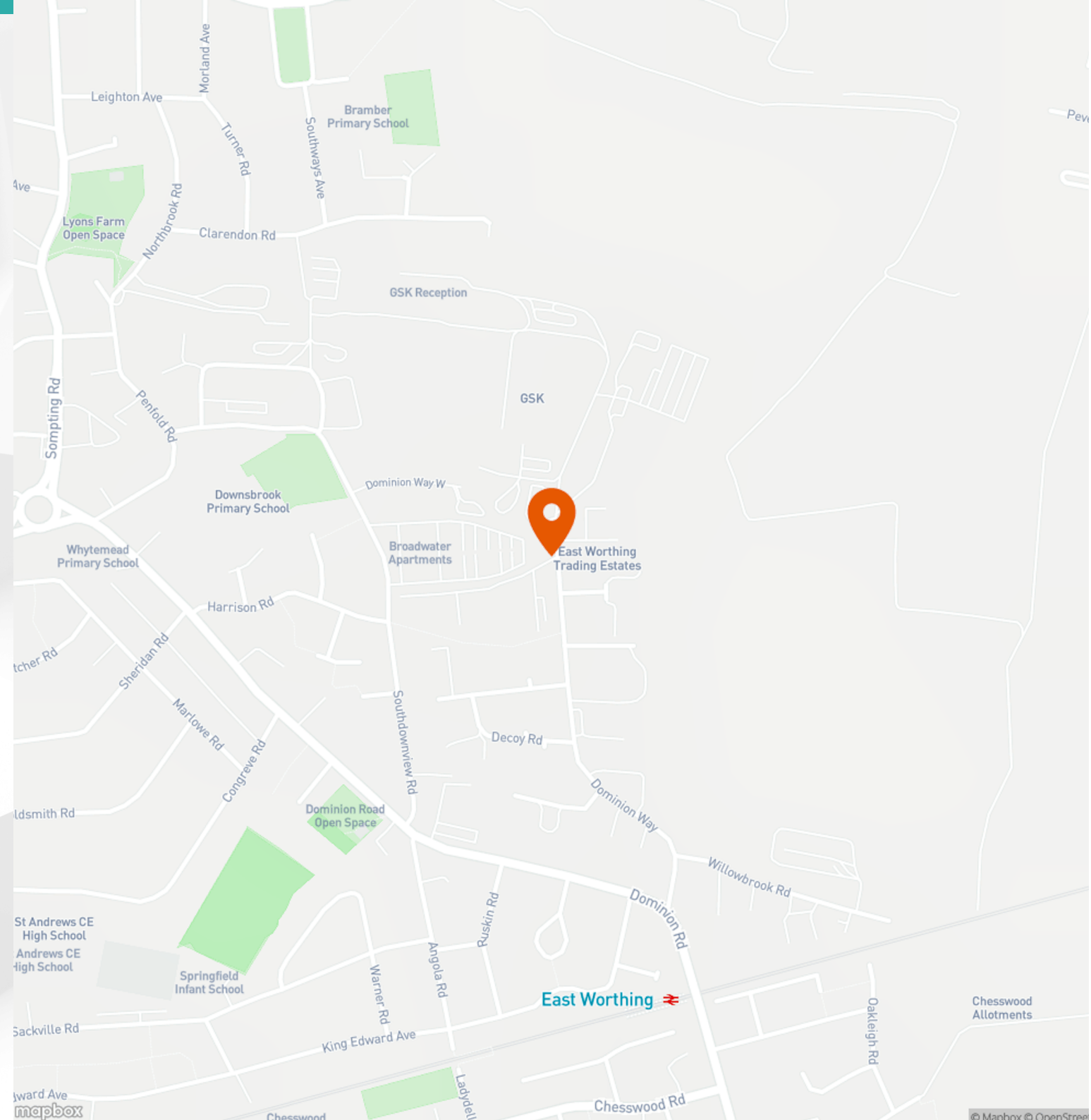


Location



**11 Dominion Way, Worthing,
West Sussex, BN14 8AQ**

Situated on the established East Worthing industrial estate which is located approximately 2 miles to the northeast of Worthing town centre. The estate links to the A27 southcoast road (1.25 miles to the north) via Dominion Road and Sompting Road and the A259 coastal road (0.75 miles to the south) by Dominion Road/Ham Road. East Worthing mainline railway station is within a few hundred metres of the unit with immediate occupiers including Glaxo Smithkline, Storage Mart, ATS Euro Master and ETI Ltd. Worthing is a popular seaside town with a population in excess of 105,000 and is situated in between the Cathedral City of Chichester (18 miles west) and the City of Brighton & Hove (13 miles east).





Further Details

Description

A modern new build office/light industrial unit, situated on the established East Worthing Industrial Estate. The property comprises of a ground floor light industrial area with a kitchen, storage rooms and 2 WC's. The first floor consists of office space and an additional WC. Internally, the property benefits from 5.7 meter eaves, three phase electricity, excellent natural light, ground floor and first floor elevations and high specification. Externally, the property benefits from a large parking/loading area, a built-in bike shed, external lights and ancillary storage/bin store.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,485	137.96
1st	765	71.07
Total	2,250	209.03

Tenure

The property is available to let by way of a new flexible lease, terms to be agreed.

Stepped Rent

Year 1: £25,000 pa

Year 2: £27,000 pa

Year 3-5: £29,000 pa

Business Rates

The rateable value is yet to be assessed by the VOA (Valuation Office Agency).

VAT

VAT is to be charged on the rent.

Legal Costs

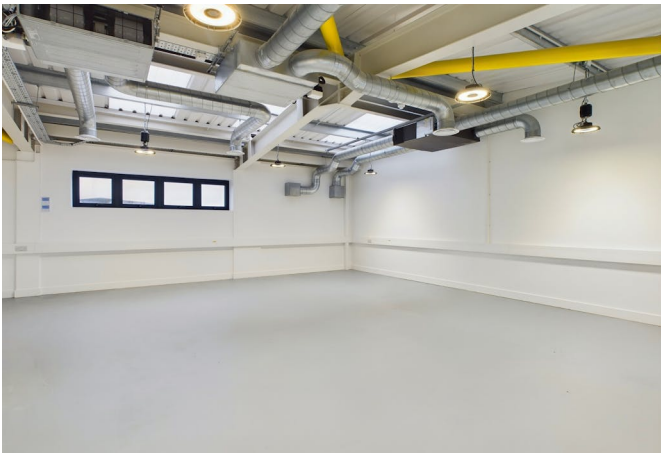
Each party is to be responsible for their own legal costs incurred in this transaction.

Utilities/Service

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Viewings

Strictly by appointment with Vail Williams.





Enquiries & Viewings



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