

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

MAKING
PROPERTY
WORK
SHW.CO.UK

TO LET

OFFICES – 1,964 SQ FT (182.46 SQ M)

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

DESCRIPTION

The accommodation comprises of modern offices arranged over ground and first floors together with parking at the front of the unit. There are shared Ladies & Gents WC facilities and a kitchen. The offices are decorated and carpeted throughout together with fluorescent strip lighting. Heating is by way of gas fired central heating.

LOCATION

The premises 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 with the the A27 south coast trunk road (1¼ miles to the north) via Dominion Road, Sompting Road and A259 coast road (¾ 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 (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Office	1,037	96.34
First Floor Office	927	86.12
TOTAL	1,964	182.46

AMENITIES / OPPORTUNITY

- Modern offices
- Fluorescent strip lighting
- Car parking at the front
- Carpeted throughout
- Separate Ladies & Gents WC facilities
- Gas fired central heating
- Shared kitchen

RENT

£32,000 PAX

TENURE

A new full repairing and insuring lease is available for a term to be agreed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

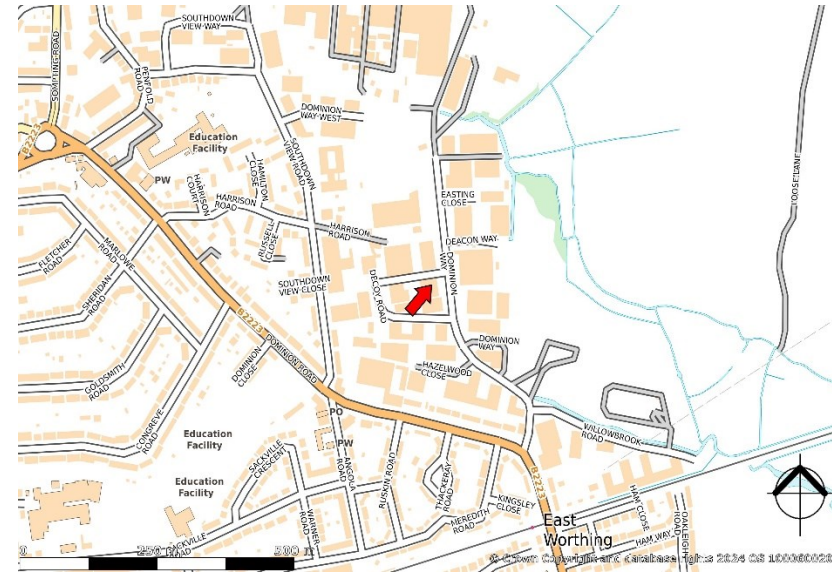
Each party is to be responsible for their own legal fees.

EPC

26-50

B

49 B



VIEWINGS –

Duncan Marsh

t: 01903 229201

e: dmarsh@shw.co.uk

Ben Collins

t: 01293 441312

e: bcollins@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

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 Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316