

TO LET



NEWLY BUILT LIGHT INDUSTRIAL/WAREHOUSE/ BUSINESS UNIT

Unit 10 Worthing Business Park, Dominion Way, Worthing,
BN14 8AB



Summary

Available Size	1,050 sq ft
Rent	£14,000 per annum exclusive
Business Rates	To be assessed by HMRC
Service Charge	£616.83 per annum is currently applicable towards to upkeep and maintenance of the estate
EPC Rating	A (16)

Location

Worthing Business Park comprises a new development of 22 units, situated within an established commercial area. The Park is well located, within easy distance to the A27 and A23/M23 and beyond. Brighton is approximately 10 miles to the east and Chichester approximately 20 miles to the west.

Description

Premises comprise a steel portal framed two-storey unit forming part of a terrace of 10. The ground floor comprises warehouse/light industrial open plan space together with a WC and kitchen. The first floor comprises mezzanine office/storage accommodation.

Specification

- 24 hour access
- 3 phase electricity
- LED lighting
- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Electric roller shutter loading doors
- High quality micro-rib cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Pedestrian door
- 2 external car parking spaces, plus area to the front of the loading door

Accommodation

The accommodation comprises the following approximate gross internal areas:

Description	sq ft	sq m
Ground Floor	700	65.03
First Floor	350	32.52
Total	1,050	97.55

Terms

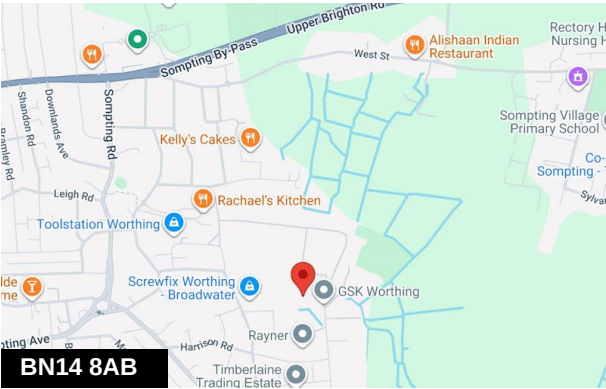
The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

VAT will be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Jonathan Mack
01403 756510 | 07557 562699
jm@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)

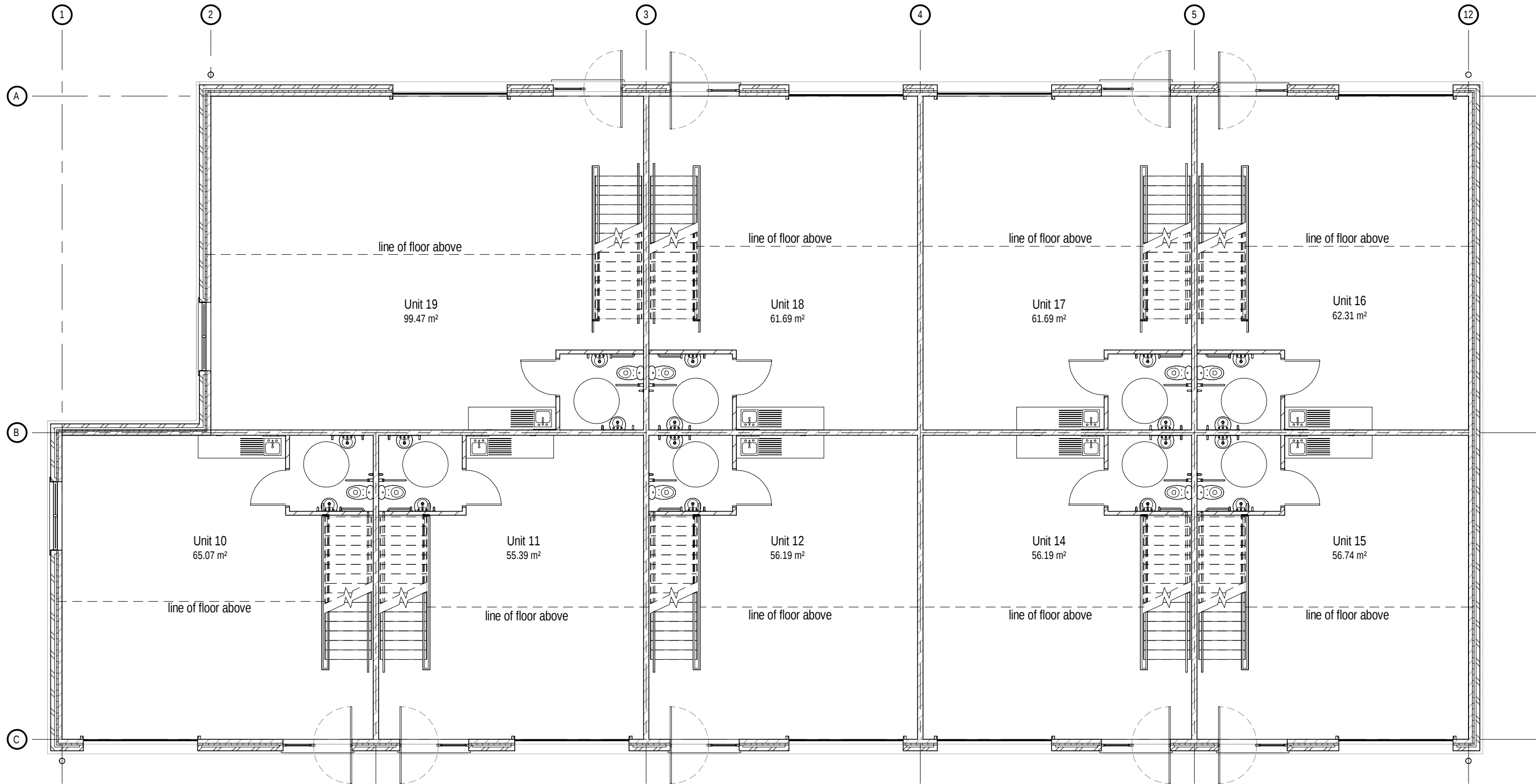
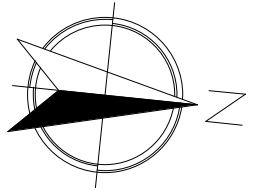


Crickmay Chartered Surveyors
49 Church Road, Hove, East Sussex, BN3 2BE
T: 01273 413420 | [crickmay.co.uk](https://www.crickmay.co.uk)

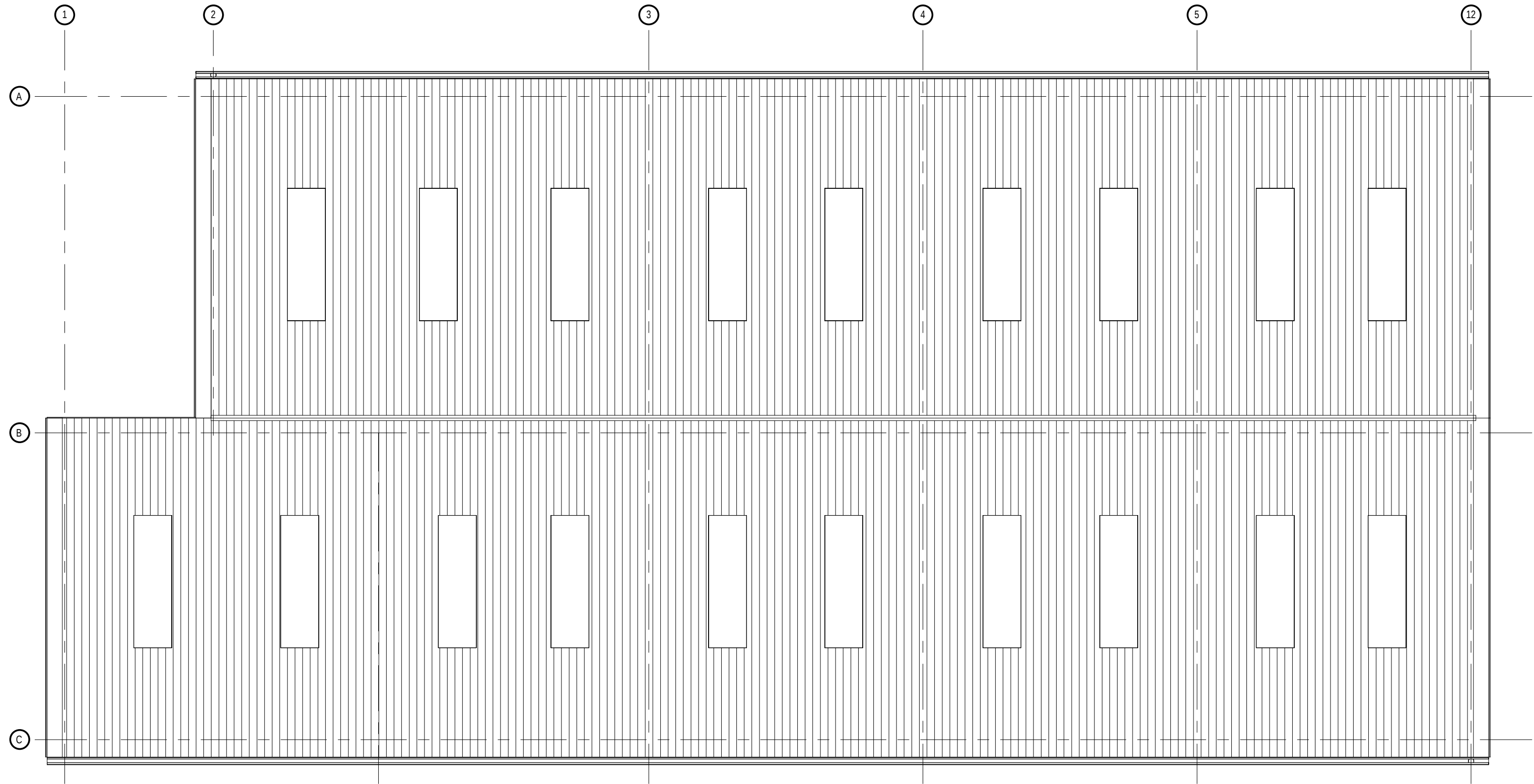
Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



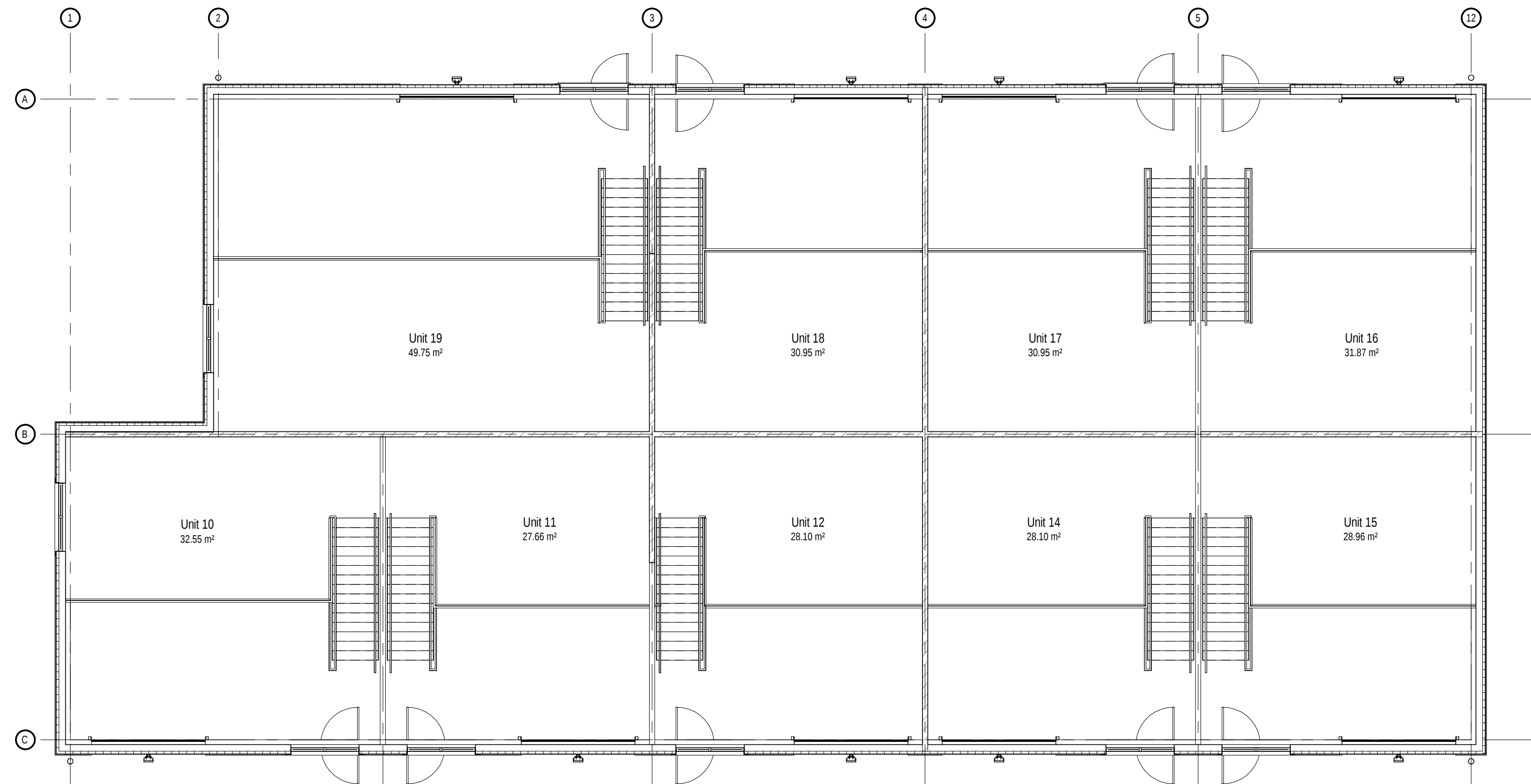




1 00_Ground
SCALE: 1 : 100



3 02_Roof
SCALE: 1 : 100



2 01_First Floor Level
SCALE: 1 : 100

GIA Schedule				
Unit	Level	Comments	Area	Area sq ft
Unit 10	00_Ground		65.07 m²	700 ft²
Unit 10	01_First Floor	50% of GF Area	32.55 m²	350 ft²
			97.62 m²	1051 ft²
Unit 11	00_Ground		55.39 m²	596 ft²
Unit 11	01_First Floor	50% of GF Area	27.66 m²	298 ft²
			83.04 m²	894 ft²
Unit 12	00_Ground		56.19 m²	605 ft²
Unit 12	01_First Floor	50% of GF Area	28.10 m²	302 ft²
			84.29 m²	907 ft²
Unit 14	00_Ground		56.19 m²	605 ft²
Unit 14	01_First Floor	50% of GF Area	28.10 m²	302 ft²
			84.29 m²	907 ft²
Unit 15	00_Ground		56.74 m²	611 ft²
Unit 15	01_First Floor	50% of GF Area	28.96 m²	312 ft²
			85.71 m²	923 ft²
Unit 16	00_Ground		62.31 m²	671 ft²
Unit 16	01_First Floor	50% of GF Area	31.87 m²	343 ft²
			94.18 m²	1014 ft²
Unit 17	00_Ground		61.69 m²	664 ft²
Unit 17	01_First Floor	50% of GF Area	30.95 m²	333 ft²
			92.65 m²	997 ft²
Unit 18	00_Ground		61.69 m²	664 ft²
Unit 18	01_First Floor	50% of GF Area	30.95 m²	333 ft²
			92.65 m²	997 ft²
Unit 19	00_Ground		99.47 m²	1071 ft²
Unit 19	01_First Floor	50% of GF Area	49.75 m²	536 ft²
			149.22 m²	1606 ft²
			863.63 m²	9296 ft²

P3	Issued for Planning	PW	WB	15.02.22
P2	Issued for Information	PW	WB	23.07.21
P1	Issued for Information	PW	WB	05.07.21
Rev	Description	By	Check	Date

Hyphen

3 Charlecote Mews
Staple Gardens
Winchester, SO23 8SR
+44 1962 835500
info@hyphen.archi

Client
Glenmore Commercial

Project
Block C, Dominion Way, Worthing

Drawing
Floor Plans

Scale	Date	Author	Checked
1 : 100 @A1	21.02.22	PW	WB

Workstage	Status
3	PLANNING

Hyphen Project No Project / Drawing No Revision

7515 **A-030 P3**

Scale only for planning purposes
Report any discrepancies to the author.
© The Hyphen Group Ltd