

WEST SIDE OF BRIGHTON CONURBATION WAREHOUSE / INDUSTRIAL UNIT

3,335 ft² / 309 m²

TO LET



UNIT A4 DOLPHIN ENTERPRISE CENTRE

EVERSHED WAY, SHOREHAM BN43 6QB



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated on the well-known Dolphin Road Industrial Estate between Brighton & Worthing, and forming part of a modern development of high-quality business units. The A259 and A27 are nearby, providing convenient access to central Brighton (6 miles), Worthing (5 miles) and the wider A27/A23/A24 corridors. Shoreham town centre, railway station and various bus services are within walking distance. Nearby occupiers include Edgar's Water, Phase Electrical, Gemini Print, Pyroban, Paladone Products, WSM Plastics, Higgidy, Infinity Foods, Barnes DAF and Heritage Parts Centre.

Description

The property comprises a modern end of terrace warehouse or industrial unit with features including an eaves height of 19' / 5.8m, LED lighting and a 3 phase electricity supply.

Ground Floor	Warehouse / production area / WC	3,335 sqft	309 sqm
Exterior	Forecourt providing parking and loading facilities		

Terms

The property is TO LET on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£42,000** per annum, exclusive, subject to rent reviews at 5 yearly intervals. The rental is exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value - £24,000

EPC - C 56

Viewing by appointment with sole letting agent Graves Son & Pilcher LLP



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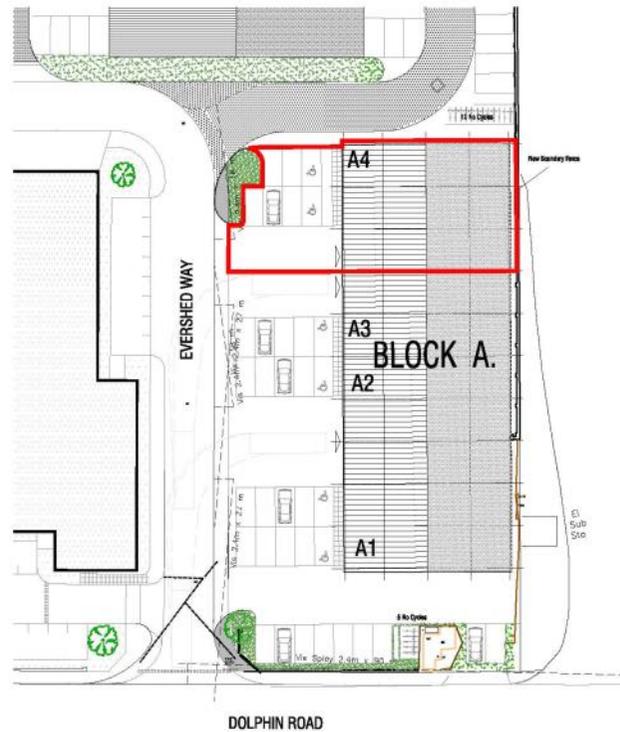
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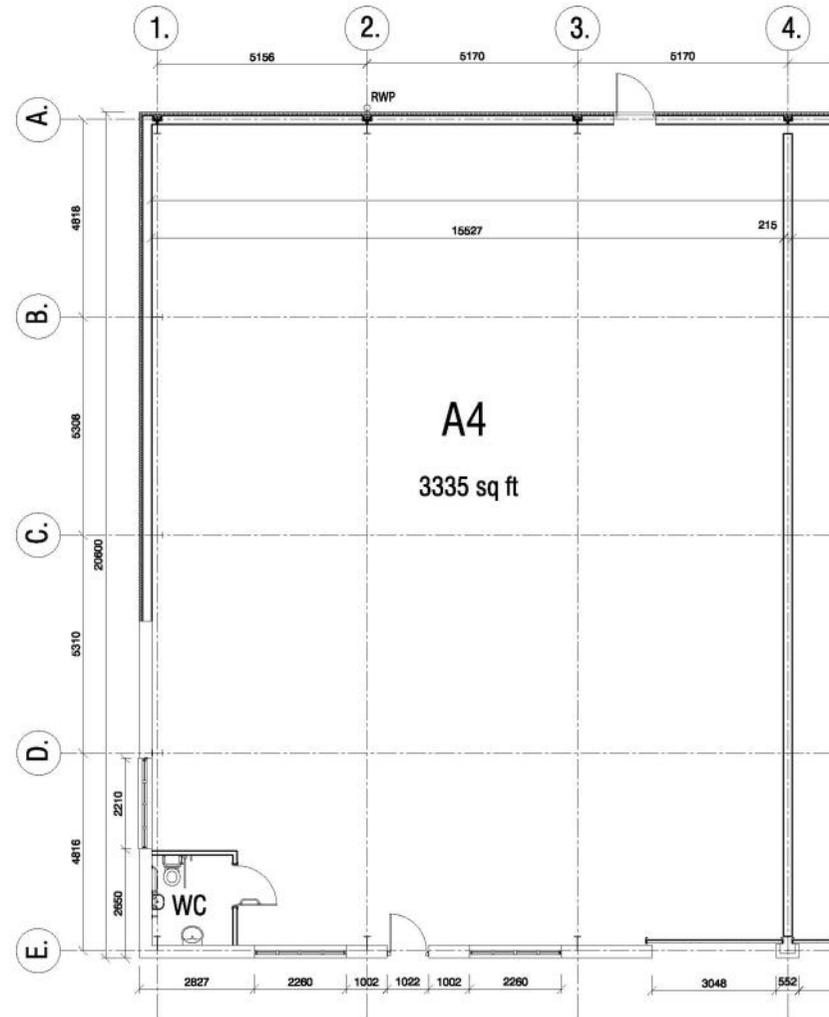
amenities and services not tested
measurements are approximate and gross internal

Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.





SITE PLAN
Scale: 1:500



REV	DESCRIPTION	DATE
	REVISION	

<p>Hargreaves Ruslington House, Worthing Road, Ruslington, West Sussex, BN15 9PS Tel No: (01903) 777777 Fax No: (01903) 777702</p>	UNIT A4 BLOCK A Evershed Way Dolphin Road Shoreham		DWG NO 180 999	REV NO 203	SHEET NO -
	GROUND FLOOR PLAN AND SITE PLAN			SCALE 1:100 @A3	DRAWN BY CB

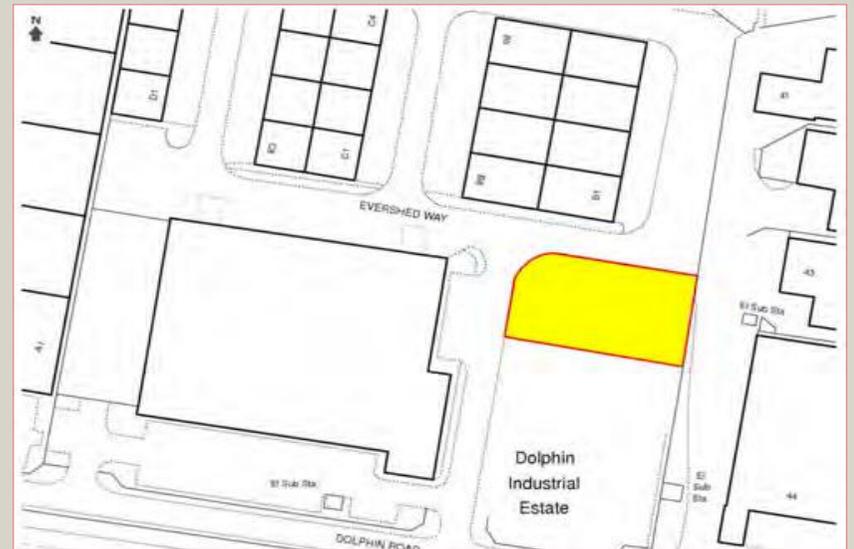
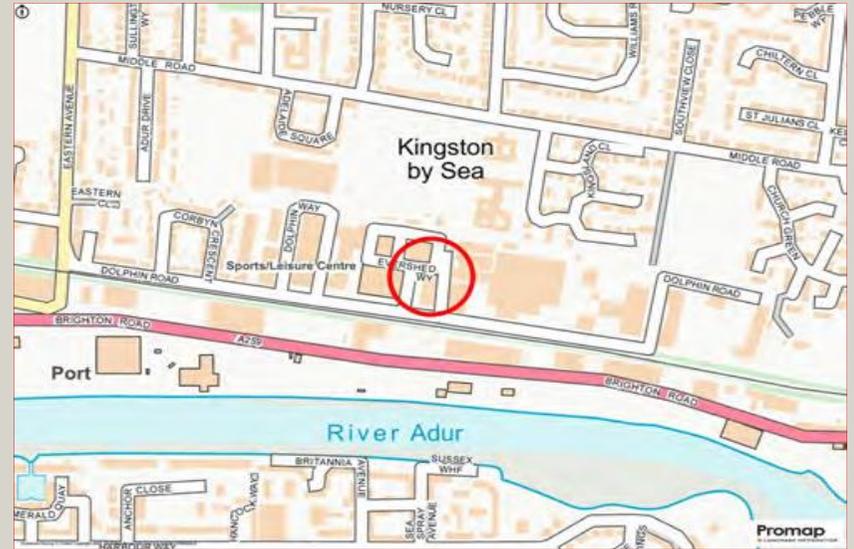


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