

# NEW DEVELOPMENT

## 5 WAREHOUSE / INDUSTRIAL UNITS

1,870 ft<sup>2</sup> - 10,900 ft<sup>2</sup> / 173.7 m<sup>2</sup> - 1,012.6 m<sup>2</sup> **TO LET**



Another quality development by



HARGREAVES

Completing Spring **2023**

**UNITS D6 - D10 DOLPHIN WAY**

**DOLPHIN ROAD, SHOREHAM BN43 6NZ**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Forming part of a high quality business park development on the west side of the Brighton conurbation. The A27 and A259 are conveniently accessible, providing access to Brighton/Hove, Worthing and the A23 & A24 corridors. Shoreham town centre, railway station and bus services are within walking distance. Nearby occupiers include Paladone Products, Gemini Print, Pyroban, WSM Plastics, Evri, Edgar's Water, Higgidy, Infinity Foods and Heritage Parts Centre.

## Description

A new development of five warehouse or industrial units in an established business park location. The units are available individually or combined, and completion is due in March 2023.

- ♦ 7 metre eaves height ♦ 3.4 m(w) x 4.5m(h) loading doors ♦ LED lighting ♦ fitted WC ♦ targeting EPC A rating ♦
- ♦ uPVC ground/first floor windows on front elevations ♦ 3 phase electricity supply to each unit (69kVA) ♦
- ♦ forecourt parking & loading for each unit (32 spaces in total) ♦ 2 electric vehicle charging points ♦

UNIT	SQM	SQFT	RENT PA EX
D6	173.70	1,870	£29,915
D7	178.67	1,923	£30,770
D8	178.67	1,923	£30,770
D9	178.67	1,923	£30,770
D10	302.91	3,260	£52,170
<b>TOTAL</b>	<b>1,012.62</b>	<b>10,900</b>	

## Terms

The units are **TO LET** for a term of 10 years, subject to a rent review at 5 years. The rent is exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The lease will be contracted out of the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Further Information from sole letting agent **Graves Son & Pilcher LLP**



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amenities and services not tested  
measurements are approximate gross internal

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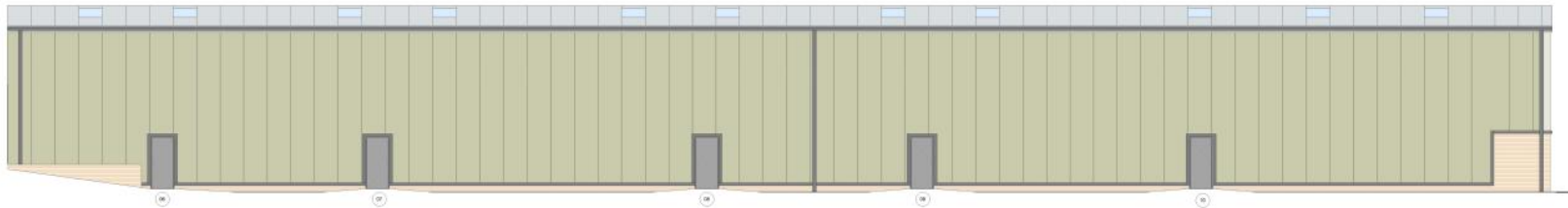
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**Front Elevation**  
1 : 100



**Rear Elevation**  
1 : 100



**Side Elevation**  
1 : 100



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