

DOLPHIN ROAD INDUSTRIAL ESTATE PRESTIGIOUS HIGH BAY WAREHOUSE / BUSINESS UNIT 9,990 ft² / 928 m²

TO LET



UNIT A1-A3 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 Gemini Print, WSM Plastics, Higgidy, Infinity Foods, Barnes DAF and Dolphin Fitness.

Description

The property comprises a high bay warehouse or industrial unit with features including an eaves height of 20' / 6 m, generous loading apron and parking area.

Ground Floor	7,785 sqft (incl. office area of 2,204 sq ft)	723 sqm
First Floor	2,204 sqft	204 sqm
Total Floor Area	9,990 sqft	928 sqm
Exterior	Forecourt providing parking and loading facilities	

Terms

The property is **TO LET** on a new effective full repairing and insuring lease for a term to be agreed from 25 December 2024 at a commencing rental of **£135,000** 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 £76,000

EPC B 28

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

amenities and services not tested
measurements are approximate and gross internal



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