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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

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## NEW INDUSTRIAL / WAREHOUSE UNIT

**3,335 ft<sup>2</sup> / 309 m<sup>2</sup> • TO LET**



### UNIT A4, DOLPHIN ENTERPRISE CENTRE, EVERSLED WAY, SHOREHAM, BN43 6QB

Situated on the well known Dolphin Industrial Estate between Brighton and Worthing, and forming part of a modern scheme of high quality business units (developed by Hargreaves – [www.hargreaves.co.uk](http://www.hargreaves.co.uk)). The development is set in a well planned landscaped environment, with generous on-site parking and loading facilities. A number of major occupiers are located in Dolphin Road, including Higgidy Pies, Pyroban Group, Gemini Press, Paperlinx UK, Berendson UK, Infinity Foods, VW Heritage, Edgars Water and Barnes DAF.

This newly constructed block comprises 4 units, of which 3 units have been LET to Edgars Water for a new HQ facility. There is a flexible planning consent without operating hours restrictions, which allows for a wide variety of uses including B1/B2 (Business/Industrial), B8 (Storage & Distribution) and Trade Counter. Features include an eaves height of 19' / 5.8m, high bay energy efficient LED lighting and a 3 phase electricity supply.

	ft <sup>2</sup>	m <sup>2</sup>	rental	availability
UNIT A4	3,335	309	<b>£30,000 p.a ex</b>	<b>TO LET</b>

Rateable Value: £24,000

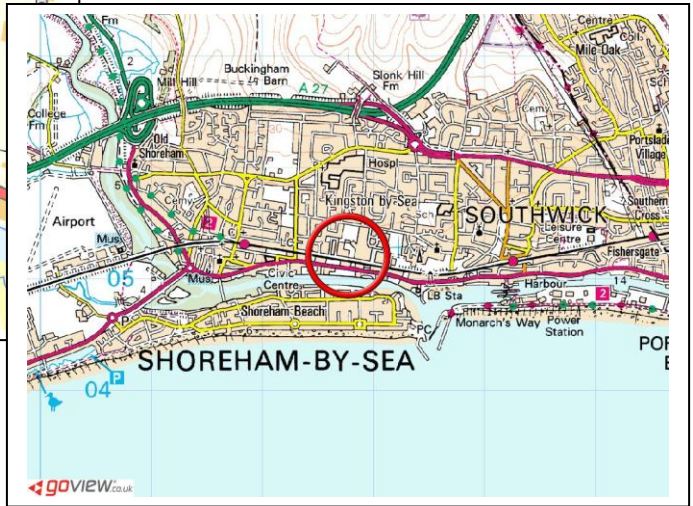
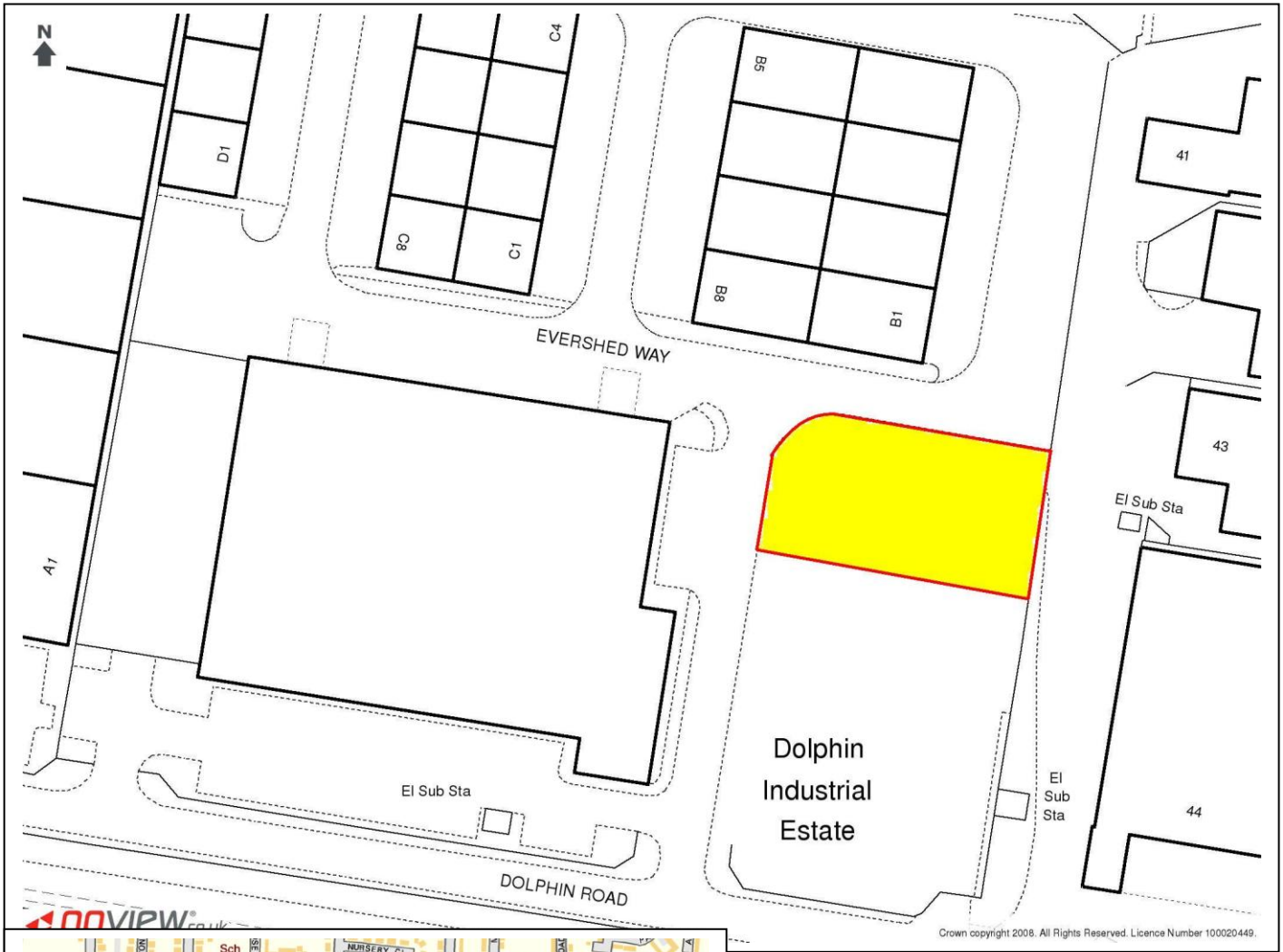
measurements are approximate and gross internal

amenities not tested

The unit is **TO LET** on a new effective full repairing and insuring lease for a term to be agreed at a rental in the region of **£30,000 per annum**, exclusive, with rent reviews at appropriate intervals. The lease will be excluded from the renewal provisions of the 1954 Landlord & Tenant Act.

Further information from SOLE LETTING AGENT, **GRAVES SON & PILCHER LLP**





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