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

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# HIGH BAY WAREHOUSE / BUSINESS UNIT

## 1,640 ft<sup>2</sup> / 152 m<sup>2</sup> • TO LET



### UNIT B4, DOLPHIN ENTERPRISE CENTRE, EVERSLED WAY, SHOREHAM, BN43 6QB

Forming part of a modern development of high quality business units, situated on the well-known Dolphin Road Business Park, between Brighton and Worthing - see attached location plan. The development is set in a well planned landscaped environment, with generous parking and loading facilities. The A27 and A259 are conveniently accessible. A number of major occupiers are located in Dolphin Road, including Higgidy Pies, Pyroban Group, Gemini Press, Berendsen UK, Infinity Foods, VW Heritage, Edgars Water and Barnes DAF.

The unit has a flexible planning consent which allows for a wide variety of uses, including trade counter, B1 (Light Industrial) and B8 (Storage & Distribution). Features include an eaves height of 6m / 19'9, a 3 phase electricity supply, high level sodium light and a gas supply.

	ft <sup>2</sup>	m <sup>2</sup>	rental	availability
<b>UNIT B4</b>	<b>1,640</b>	152	<b>£17,000 p.a ex</b>	<b>TO LET</b>

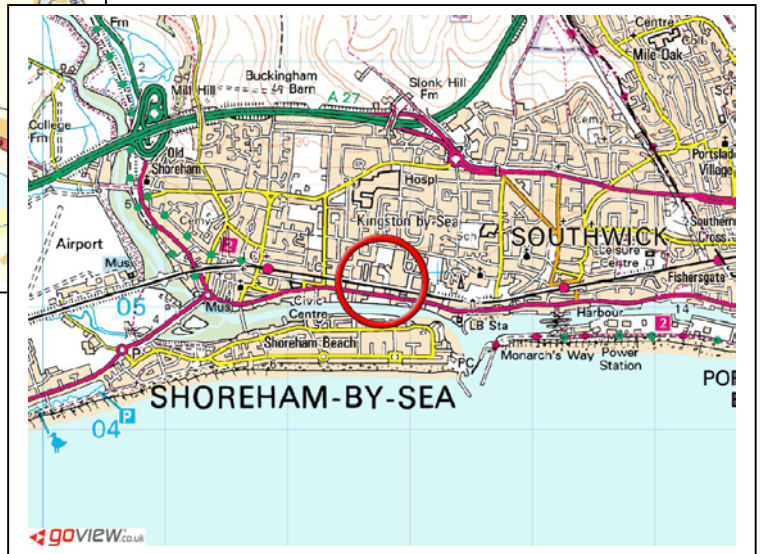
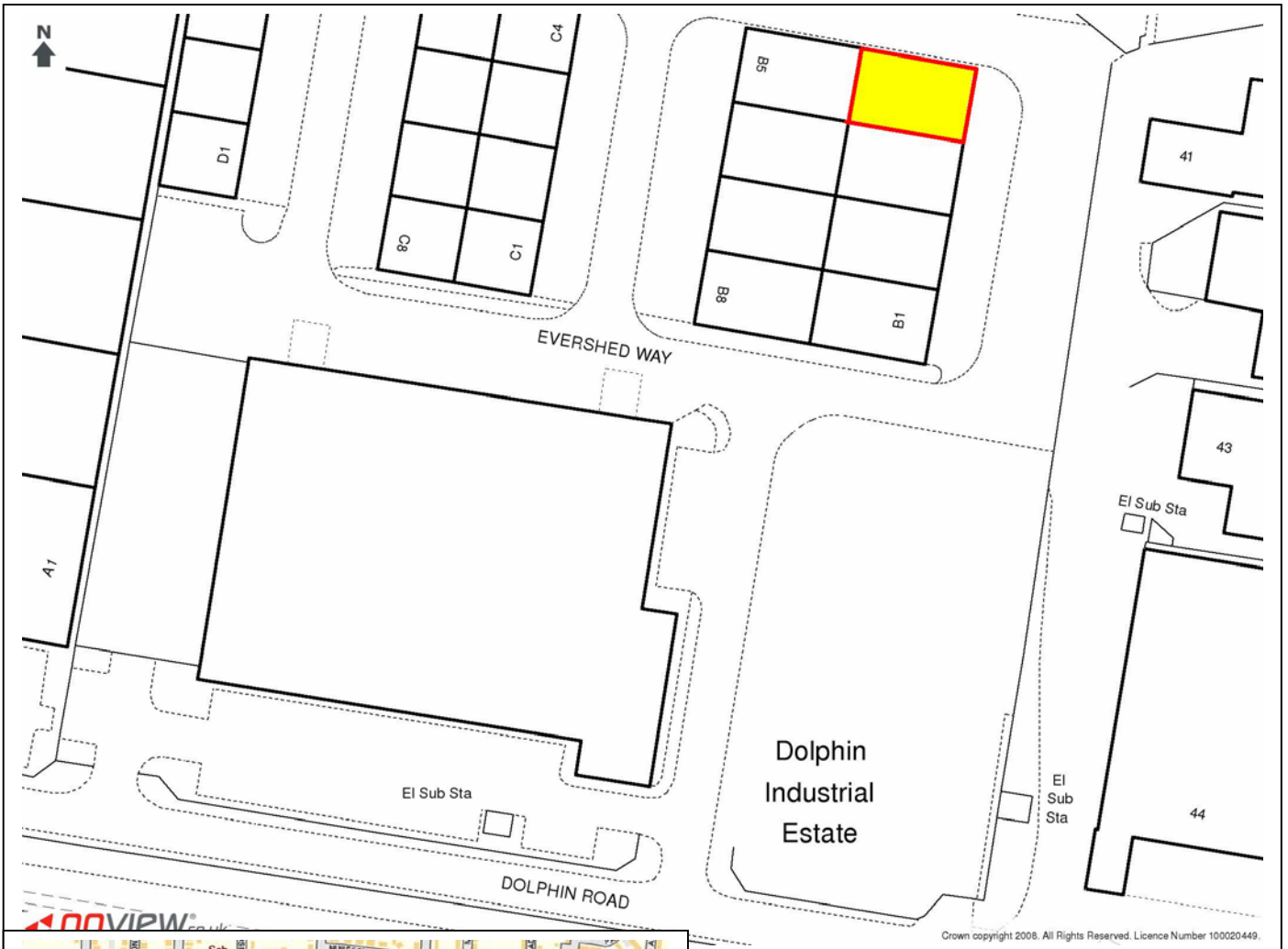
measurements are approximate and gross internal

amenities and services not tested

Rateable Value: £12,750 (2017 draft valuation: £13,000)

The unit is **TO LET** on a new effective full repairing and insuring lease for a notional term of 10 years, with a mutual rolling break clause after 3 years (minimum term of occupation is only 3 years). The commencing rental is **£17,000 per annum**, exclusive, with annual rent reviews (minimum increase linked to Retail Price Index). The tenant will be required to provide a minimum 3 month rental deposit. The lease will be excluded from the renewal provisions of the 1954 Landlord & Tenant Act.

Viewing by appointment with **SOLE LETTING AGENT, GRAVES SON & PILCHER LLP**



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