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

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) 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.

Preliminary Marketing Particulars

SOUTH COAST – BRIGHTON AREA
DETACHED HIGH BAY
WAREHOUSE / INDUSTRIAL BUILDING
20,000 ft² / 1,850 m² - 50,000 ft² / 4,645 m²



UNIT C1 / C2 DOLPHIN WAY
SHOREHAM BY SEA
WEST SUSSEX, BN43 6NZ

UNIT C1 / C2 DOLPHIN WAY, SHOREHAM BY SEA, WEST SUSSEX, BN43 6NZ



Forming part of a high quality development on the west side of the Brighton and Hove conurbation, conveniently accessible to the A259 coast road and main A27, which in turn links with the A23 and A24 corridor. Shoreham town centre, railway station and bus services are nearby. See attached location plan.

A number of major occupiers are located in Dolphin Road, including Higgidy Pies, Pyroban/Caterpillar Group, Infinity Foods, VW Heritage, Barnes DAF and Edgars Water.

The premises comprise a modern detached high bay facility which is suitable for warehouse or industrial uses, subject to any necessary consents. Features include an eaves height of approx. 28' / 8.5m and 9 loading doors (5 dock level). The premises are currently configured for a single occupier but were originally designed as 2 separate units, with accommodation arranged as follows:

	UNIT C1		UNIT C2	
	ft ²	m ²	ft ²	m ²
Ground Floor	18,200	1,690	24,300	2,257
First Floor	2,500	232	5,000	464
Total Floor Area	20,700	1,923	29,300	2,721

COMBINED FLOOR AREA 50,000 ft² / 4,645 m²

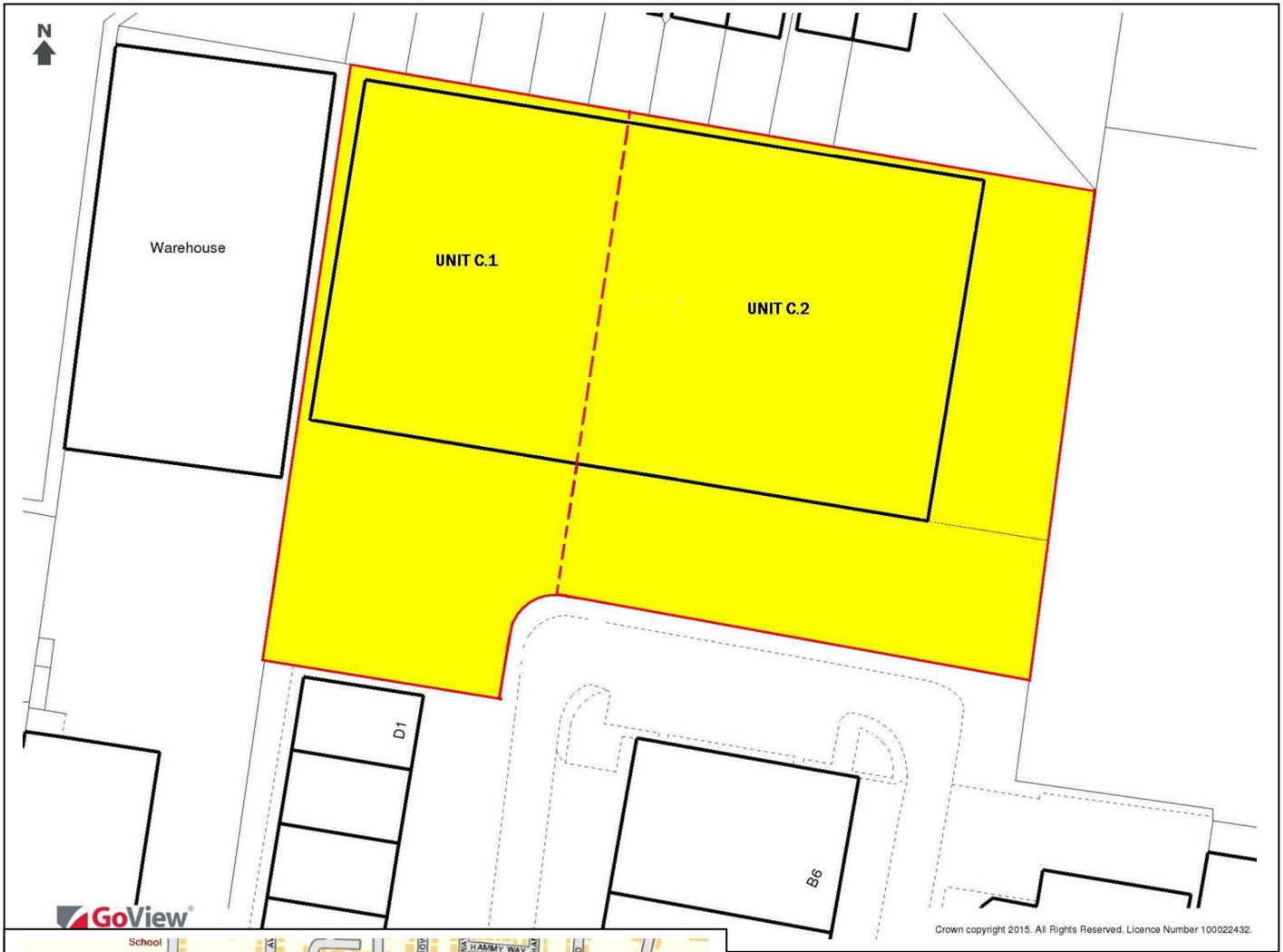
Rateable Value: £224,000

measurements are approximate and gross internal

amenities not tested

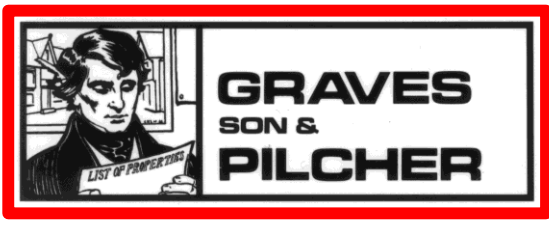
Enquiries are invited from prospective tenants on the basis of a new lease for a term to be agreed.

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



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

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Energy Performance Certificate

Non-Domestic Building



Unit C1-C2
Dolphin Way
SHOREHAM-BY-SEA
BN43 6NZ

Certificate Reference Number:
0040-0135-9789-4393-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

74

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 4669
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 45.16

Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

69

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.