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

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MODERN WAREHOUSE / BUSINESS UNIT

1,070 ft² (99.4 m²) · TO LET



**UNITS D2
DOLPHIN ENTERPRISE CENTRE
EVERSHED WAY, DOLPHIN ROAD
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 on-site parking and loading facilities. The A27 and A259 are conveniently accessible.

The unit has a flexible planning consent which allows for a wide variety of uses, including trade counter, B1 (light industrial) and B8 (warehouse and distribution). Features include an eaves height of 14' / 4.25m, a 3 phase electricity supply, high level sodium light and the benefit of electricity generated from the photo-voltaic panels on the roof (for which there is no charge). There is a forecourt providing parking / loading facilities, along with use of shared parking areas within the development.

	ft ²	m ²	rental	availability
UNIT D2	1,070	99.4	£14,500 p.a ex	TO LET

Rateable Value: £9,500

measurements are approx. and gross internal

amenities and services not tested

The unit is **TO LET** on a new effective full repairing and insuring lease for a term to be agreed up to 10 years if required, with a mutual rolling break clause after 3 years (minimum term of occupation is therefore only 3 years). The commencing rental is **£14,500 per annum** (plus VAT), exclusive of estate service charge, building insurance premium and any other outgoings, subject to 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 security of tenure and renewal provisions of the 1954 Landlord & Tenant Act.

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



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