



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

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.

MODERN WAREHOUSE / INDUSTRIAL UNIT
2,987 ft² / 277 m² • TO LET or FREEHOLD FOR SALE



UNIT 11, G3 BUSINESS PARK, DOLPHIN ROAD, SHOREHAM BY SEA, BN43 6AN

Forming part of a modern gated development of high quality business units (constructed 2007), situated between Brighton and Worthing, close to the A259 Coast Road and conveniently accessible to the A27 and Shoreham town centre (see attached location plan).

The premises comprise a high bay warehouse/industrial unit, with well appointed offices and ancillary facilities. Features include a maximum eaves height of **19'6** / 5.9m, warehouse lighting, an electric loading door and offices with air conditioning/heating, carpeting and suspended ceilings with recessed lighting. The accommodation is arranged as follows:

ground floor	main high bay warehouse/production area, office/reception, WC, kitchen	in all	2,410 ft² / 223 m²
first floor	open plan area and separate office	in all	577 ft² / 53 m²
		TOTAL FLOOR AREA	2,987 ft² / 277 m²
exterior	7 car parking spaces plus use of loading areas		

Rateable Value: £17,500

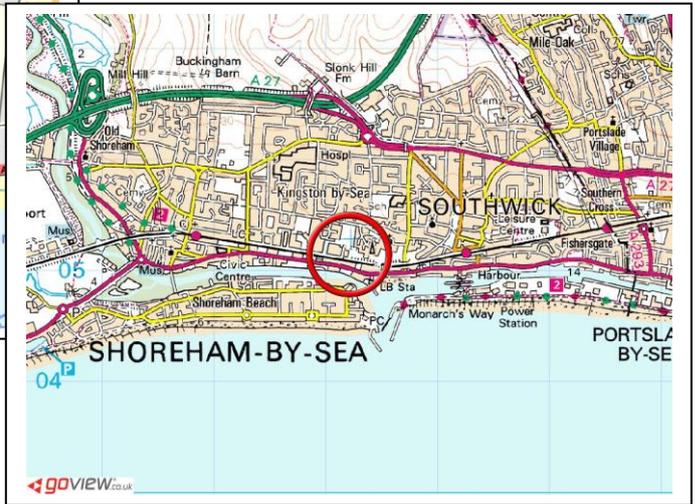
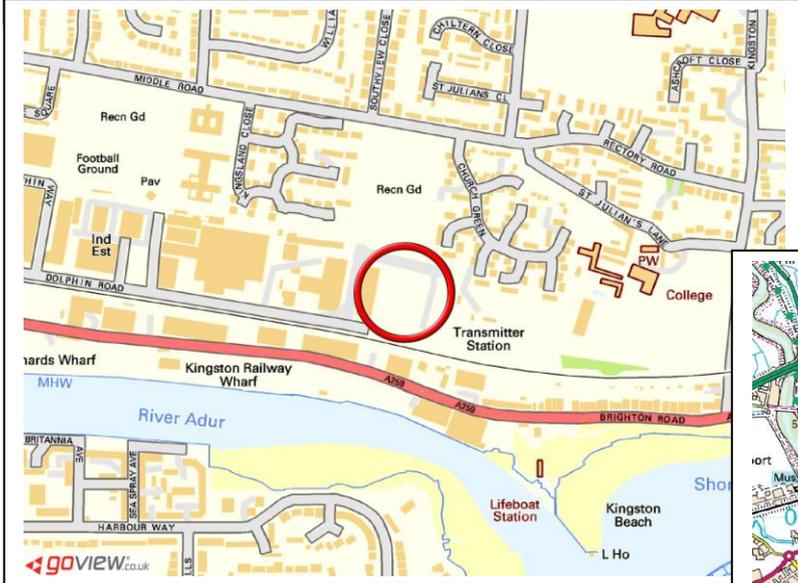
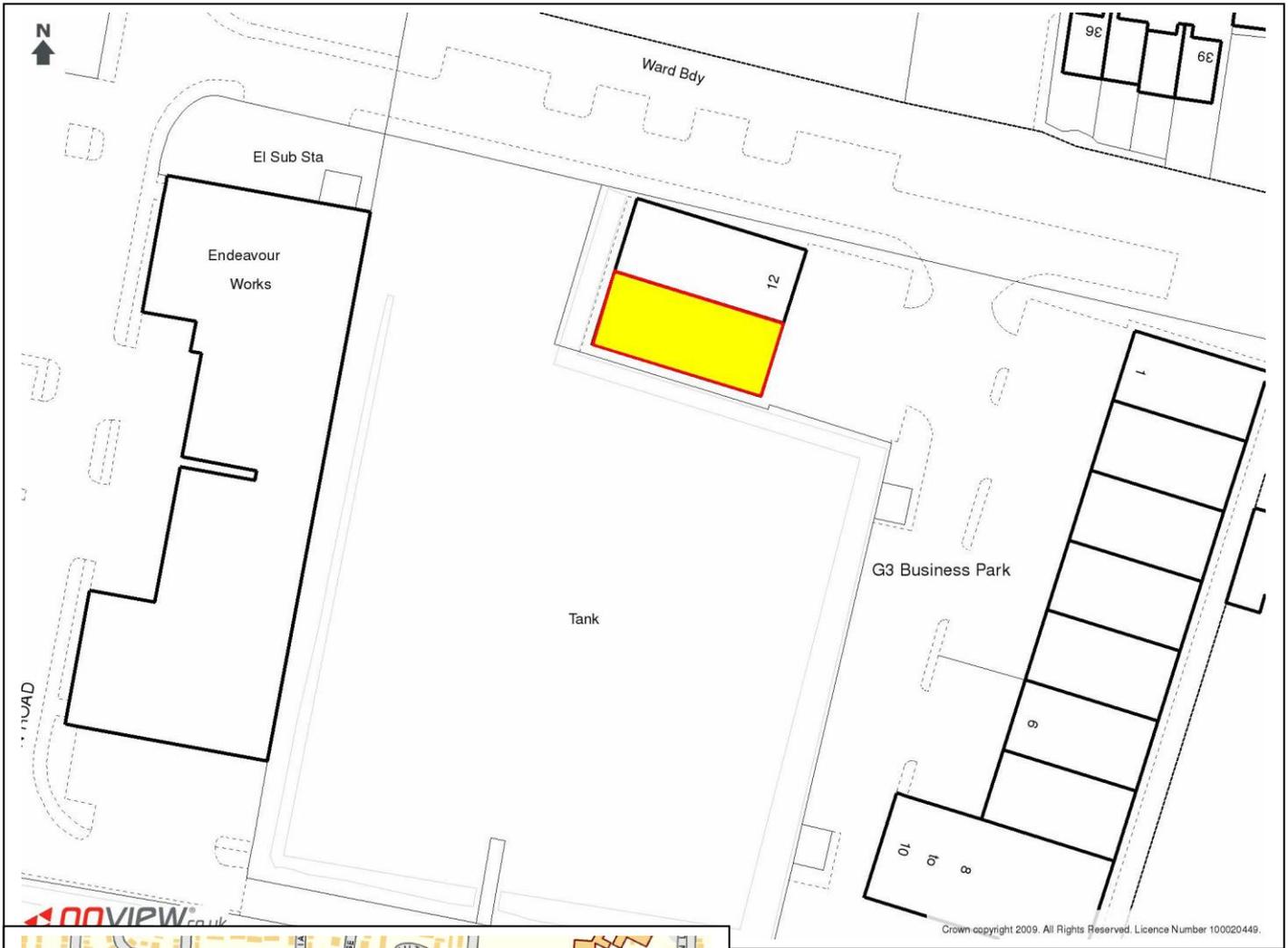
measurements are approximate and gross internal

amenities not tested

The premises are **TO LET** for a term to be agreed at a commencing rental of **£22,000 per annum** (plus VAT), exclusive, subject to rent reviews at appropriate intervals. Alternatively:

OFFERS are INVITED in region of **£360,000** plus VAT for the **FREEHOLD INTEREST**.

Viewing by appointment with **SOLE 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.

Reproduced from the Ordnance Survey map with the Sanction of The Controller of H.M. Stationary Office, Crown Copyright Reserved. Licence No. ES74373E0001.



Energy Performance Certificate

Non-Domestic Building



Workbox Direct
Unit 11 G3 Business Park, Dolphin Road
SHOREHAM-BY-SEA
BN43 6AN

Certificate Reference Number:
9526-3004-0872-0500-6925

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

◀ 59

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: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 290
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 43.71

Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

83

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.