

WAREHOUSE / INDUSTRIAL UNIT

with extensive tenant fit-out

1,640 ft² / 152 m² + MEZZANINE

TO LET



UNIT B4 DOLPHIN ENTERPRISE CENTRE

EVERSHED WAY, SHOREHAM BN43 6QB



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated on the well-known Dolphin Road Industrial Estate between Brighton & Worthing, and forming part of a modern development of high-quality business units. The A259 and A27 are nearby, providing convenient access to central Brighton (6 miles), Worthing (5 miles) and the wider A27/A23/A24 corridors. Shoreham town centre, railway station and various bus services are within walking distance.

Description

The property comprises a high bay warehouse or industrial unit with features including an eaves height of 19'9 / 6 m, a 3 phase electricity supply, and a high level sodium light. There is a forecourt providing parking and loading facilities, along with the shared use of communal parking areas. This unit has the benefit of an extensive fit-out that has been undertaken by the previous occupier, to include a full mezzanine floor. There is a showroom and warehouse/packing area at ground floor level, and an office, kitchen and warehouse area at mezzanine level. The mezzanine and fit-out can be removed if required.

Ground Floor	Warehouse / production area, WC	1,640 sqft	152 sqm
Exterior	Forecourt providing parking and loading facilities		

Terms

The property is **TO LET** on a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of **£25,000 per annum**, exclusive, subject to rent reviews at 5 yearly intervals. The rental is exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The lease will be excluded from security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value £13,000 (£19,500 from 1 April 2023)

EPC B 50

Viewing by appointment with sole letting agent Graves Son & Pilcher LLP



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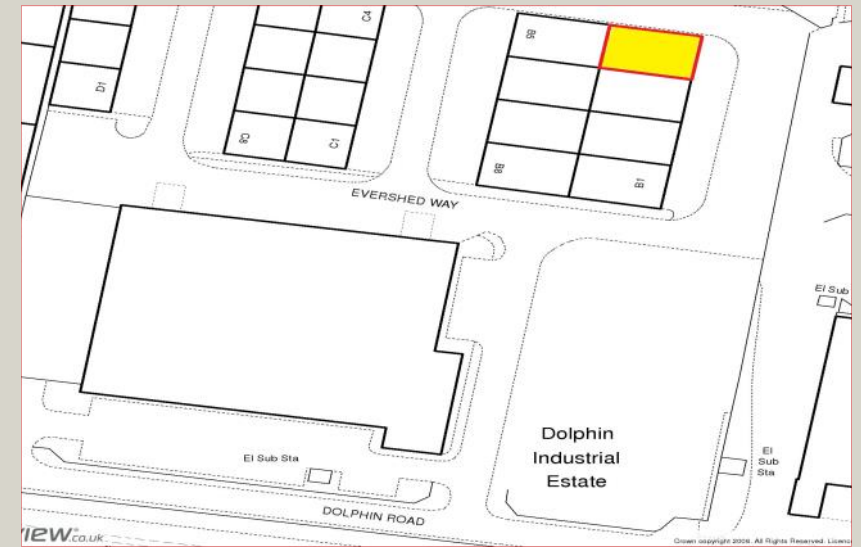
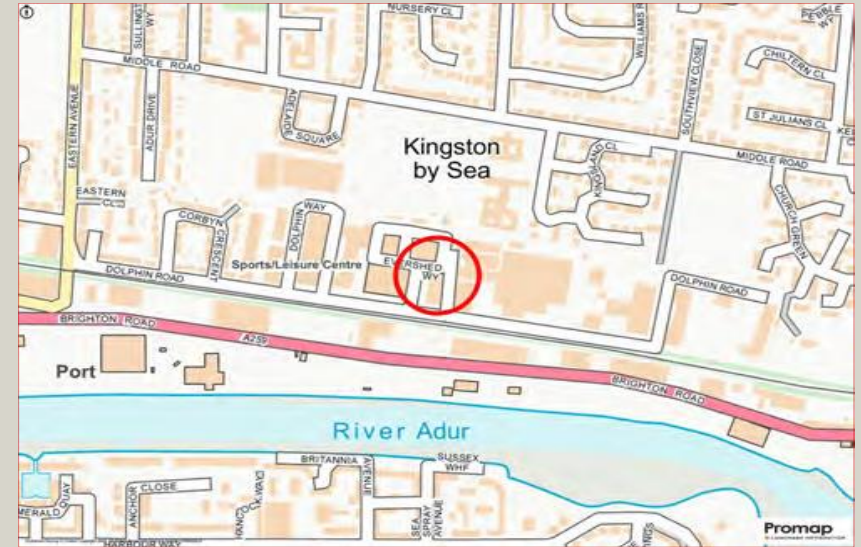
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amenities and services not tested
measurements are approximate and gross internal

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