

DOLPHIN ROAD INDUSTRIAL ESTATE

HIGH BAY WAREHOUSE / BUSINESS UNIT

1,622 sq ft / 150 sq m

TO LET



UNIT B6 DOLPHIN ENTERPRISE CENTRE

EVERSHED WAY, SHOREHAM, BN43 6QB



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

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

Description

The premises comprise a high bay industrial or warehouse unit with a flexible planning consent that allows for uses within B1/B2 (Industrial) and B8 (Warehouse and Distribution). Features include an eaves height of 19'9" / 6m, 3 phase electricity supply and a high level sodium light. There is the benefit of electricity generated from the photo-voltaic panels on the roof (for which there is no charge).

unit B6	open plan high bay production / warehouse area
	WC
exterior	forecourt providing parking and loading facilities, along with shared use of communal parking areas

in all 1,622 sq ft / 150 sq m

Rateable Value: £13,000

amenities and services not tested

EPC Rating:   This is how energy efficient the building is.

measurements are approximate and gross internal

Terms

The premises are TO LET on a new full repairing and insuring lease for a term to be agreed at a commencing rental of £19,000 per annum, exclusive, subject to rent reviews at five yearly intervals. The rental will be exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings.

Viewing: by strict appointment with letting agent, GRAVES SON & PILCHER LLP



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