

WEST SIDE OF BRIGHTON CONURBATION

# MODERN WAREHOUSE / INDUSTRIAL BUILDINGS

one remaining unit - 4,822 sq ft / 448 sq m

TO LET



UNITS A2/A3 DOLPHIN WAY

SHOREHAM, WEST SUSSEX, BN43 6NZ





## Location


Situated on the west side of the Brighton Conurbation, with convenient access to the A259 and A27. Shoreham town centre and railway station are nearby. Occupiers in Dolphin Road include Pyroban, Paladone, Gemini Press, Hermes Parcelnet, VW Heritage, Edgars Water, Higgidy, Barnes DAF and Infinity Foods Wholesale.

## Description

The premises comprise two adjoining high bay warehouse buildings with offices that may suit a variety of warehouse or industrial uses (subject to any necessary consents). Features include an eaves height of 20' / 6 m, double glazed windows and first floor offices with gas central heating and suspended ceilings with recessed lighting. The accommodation is arranged as follows:

	Unit A2	Unit A3
ground floor	4,022 sq ft / 374 sq m	3,817 sq ft / 354 sq m
first floor	800 sq ft / 74 sq m	772 sq ft / 72 sq m
TOTAL	4,822 sq ft / 448 sq m	4,589 sq ft / 426 sq m
exterior	forecourt providing parking and loading facilities	

**Rateable Value:** A2 - to be reassessed  
A3 - £30,750

**EPC Rating:** A2 - assessment to follow  
A3 -   This is how energy efficient the building is.

amenities and services not tested  
measurements are approximate and gross internal

## Terms

The premises are TO LET on new full repairing and insuring leases for a term to be agreed at commencing rentals of: A2 - £43,000 pa ex, A3 - now LET. The rentals will be exclusive of business rates, estate service charge and building insurance premium. There will be rent reviews at 5 yearly intervals.

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



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