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

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# HIGH SPECIFICATION MODERN WAREHOUSE / FACTORY

## 5,900 ft<sup>2</sup> / 548 m<sup>2</sup> • TO LET



**UNIT B3, DOLPHIN WAY  
DOLPHIN ROAD  
SHOREHAM BY SEA BN43 6NZ**

**UNIT B3, DOLPHIN WAY, DOLPHIN ROAD, SHOREHAM BY SEA, BN43 6NZ**

Forming part of a high quality development of business units on the west side of the Brighton and Hove conurbation. The A259 coast road and A27 are nearby, which in turn link with the A23 / A24 corridor. A number of occupiers are located in Dolphin Road including Higgidy Pies, Pyroban Group, Gemini Press, Plumbing Trade Supplies, Paperlinx UK, Berendsen UK, Infinity Foods, Barnes DAF, VW Heritage and Edgars Water.

The premises comprise a well appointed modern high bay unit, which is suitable for warehouse or industrial uses (subject to any necessary consents). Features of the production/warehouse area include an eaves height of **19'9** / 6m, a full height loading door, high bay lighting and window security grilles. The first floor offices incorporate gas central heating, double glazed windows, access floor, new carpeting and suspended ceiling with recessed lighting.

The accommodation is arranged as follows:

<b>ground floor</b>	open plan production/warehouse area WC	in all	<b>4,660 ft<sup>2</sup> / 432 m<sup>2</sup></b>
<b>first floor</b>	open plan office, WC	in all	<b>1,240 ft<sup>2</sup> / 115 m<sup>2</sup></b>
<b>TOTAL FLOOR AREA</b>			<b><u>5,900 ft<sup>2</sup> / 548 m<sup>2</sup></u></b>
<b>exterior</b>	car parking at front and parking/loading area at rear		

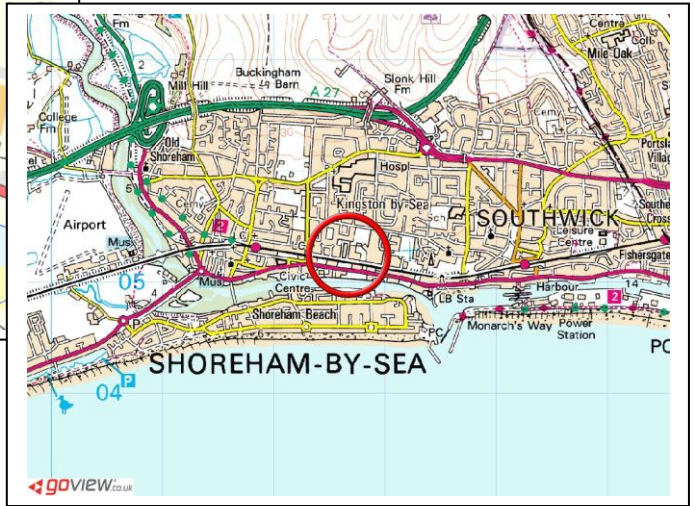
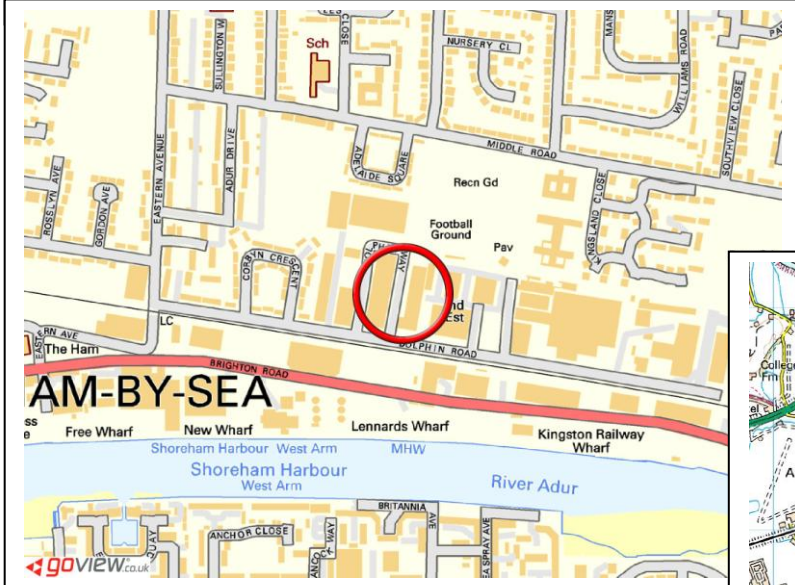
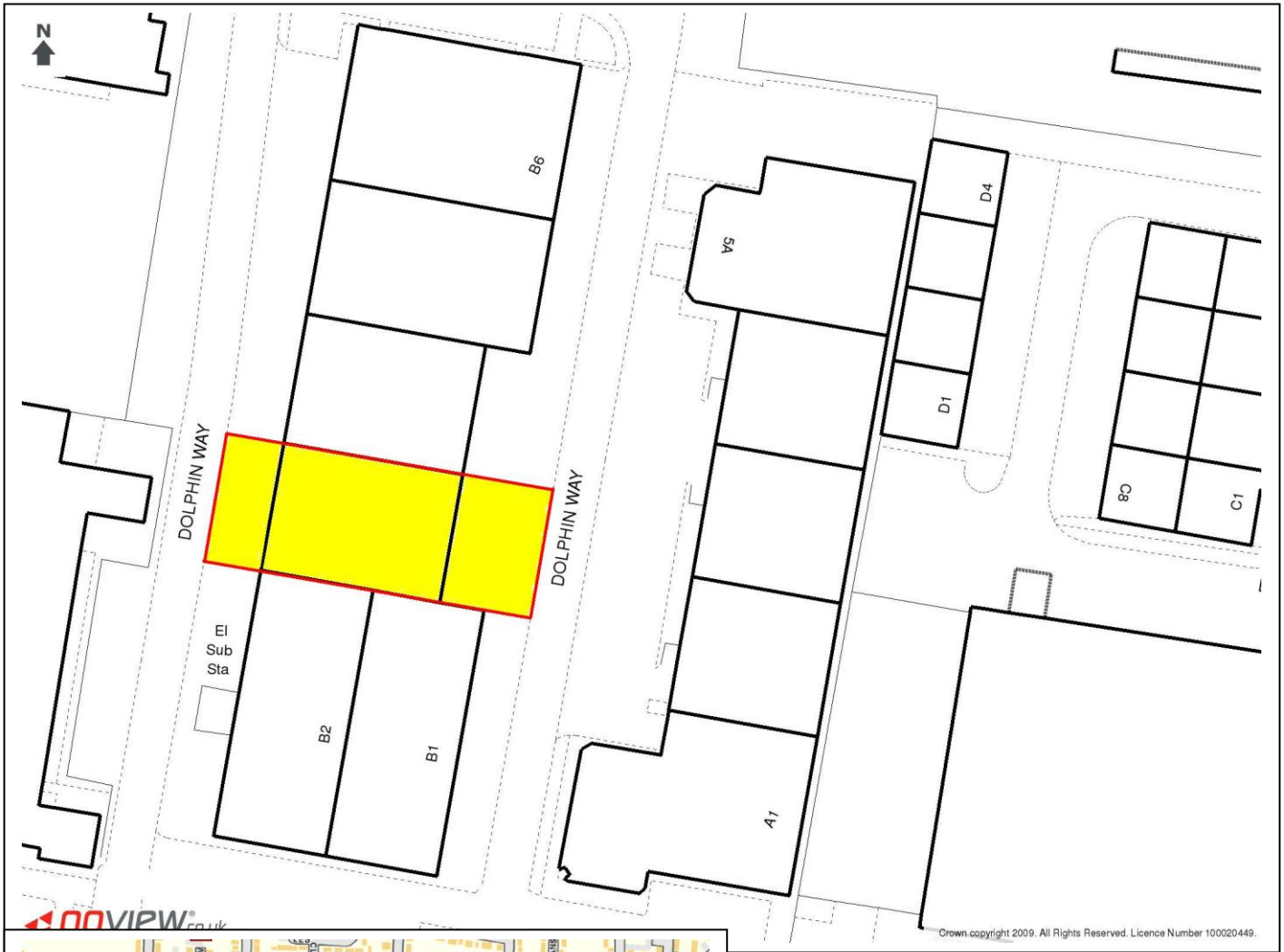
Rateable Value: £39,750

measurements are approximate & gross internal

amenities & services not tested

The premises are TO LET for a term to be agreed at a commencing rental of **£42,500 per annum**, exclusive, subject to rent reviews at appropriate intervals.

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



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# Energy Performance Certificate

Non-Domestic Building



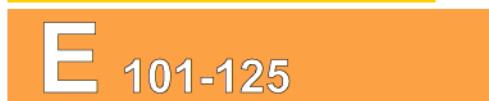
R & L Pet Products  
Unit B3, Dolphin Way  
SHOREHAM-BY-SEA  
BN43 6NZ

Certificate Reference Number:  
0375-3011-0681-0600-0495

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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Less energy efficient

Net zero CO<sub>2</sub> emissions

◀ 57 This is how energy efficient the building is.

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 535  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built

80 If typical of the existing stock