

# DOLPHIN ROAD INDUSTRIAL ESTATE

## HIGH BAY WAREHOUSE / BUSINESS UNIT

1,622 ft<sup>2</sup> / 150 m<sup>2</sup>

# TO LET



**UNIT B6 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. Nearby occupiers include Edgar's Water, Phase Electrical, Gemini Print, Pyroban, Paladone Products, WSM Plastics, Higgidy, Infinity Foods, Barnes DAF and Heritage Parts Centre.

## 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. There is the benefit of electricity generated from photo-voltaic panels on the roof.

<b>Ground Floor</b>	<b>Warehouse / production area, WC</b>	<b>1,622 sqft</b>	<b>150 sqm</b>
<b>Exterior</b>	<b>Forecourt providing parking and loading facilities</b>		

## 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 **£24,500 per annum**, exclusive, subject to rent reviews at 3 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 the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

**Rateable Value** £13,000

**EPC** C 65

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

amenities and services not tested  
measurements are approximate and gross internal

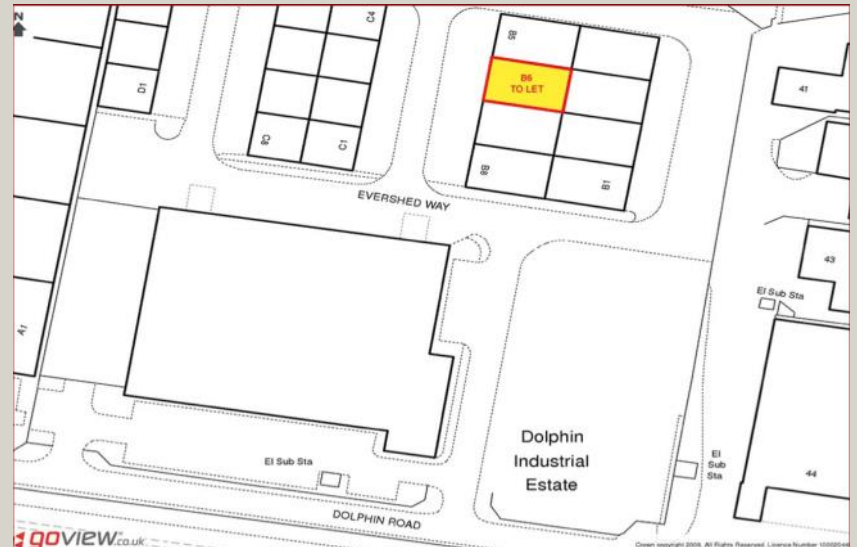
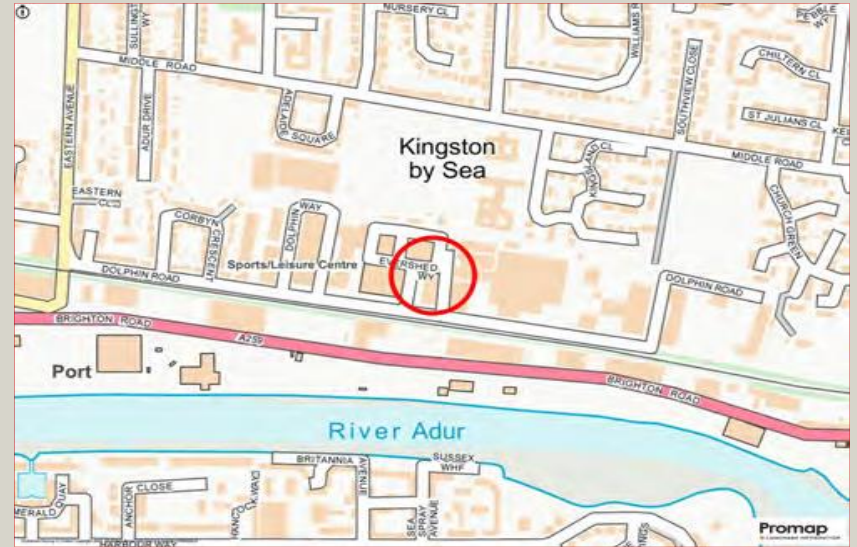


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