

DOLPHIN ROAD INDUSTRIAL ESTATE

# HIGH BAY INDUSTRIAL / WAREHOUSE UNIT

4,998 sq ft / 464 sq m

TO LET



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

**D3 - D5 DOLPHIN WAY**

**SHOREHAM, WEST SUSSEX, BN43 6NZ**

## Location

Situated in an established business location on the west side of the Brighton / Hove conurbation, close to the A259 Coast Road and conveniently accessible to the A27, Shoreham town centre, railway station and bus services. Occupiers on the Dolphin Road Industrial Estate include Pyroban, Paladone, Gemini Press, Hermes Parcelnet, Heritage Parts Centre, Edgars Water, Higgidy, Barnes DAF and Infinity Foods Wholesale.

## 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 loading doors and a 3 phase electricity supply.

D3 - D5 high bay production / warehouse area  
WC's

in all 4,998 sq ft / 464 sq m

Rateable Value: £36,500

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 **£50,000 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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