

# WEST SIDE OF BRIGHTON CONURBATION MODERN WAREHOUSE

4,822 ft<sup>2</sup> / 448 m<sup>2</sup> + mezzanine if required

LEASE  
AVAILABLE



UNIT A2 DOLPHIN WAY

DOLPHIN ROAD, SHOREHAM BN43 6NZ



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Forming part of a high quality business park on the west side of the Brighton conurbation. The A27 and A259 are conveniently accessible, providing access to Brighton/Hove, Worthing and the A23 & A24 corridors. Shoreham town centre, railway station and bus services are within walking distance. Nearby occupiers include Paladone Products, Gemini Print, Pyroban, WSM Plastics, Trade Counter Mate, Higgidy, Infinity Foods and Heritage Parts Centre.

## Description

The property comprises a modern mid terrace warehouse unit which may suit a variety of warehouse or industrial uses (subject to any necessary consents). Features include an eaves height of 20' / 6m and a first floor office with gas central heating and suspended ceiling with recessed lighting. The accommodation is arranged as follows:

<b>Ground Floor</b>	Warehouse / Production Area, WCs, Kitchen	4,022 ft <sup>2</sup>	374 m <sup>2</sup>
<b>First Floor</b>	Office Area	800 ft <sup>2</sup>	74 m <sup>2</sup>
	<b>TOTAL FLOOR AREA</b>	<b>4,822 ft<sup>2</sup></b>	<b>448 m<sup>2</sup></b>
<b>Mezzanine</b>	A mezzanine floor installed by a former tenant is available if required, subject to a reinstatement provision at the end of the lease.	2,623 ft <sup>2</sup>	243 m <sup>2</sup>
	<b>TOTAL FLOOR AREA INCLUDING MEZZANINE</b>	<b>7,445 ft<sup>2</sup></b>	<b>691 m<sup>2</sup></b>
<b>Exterior</b>	Forecourt providing parking and loading facilities.		

## Terms

The property is held on an existing full repairing and insuring lease for a term expiring 28 September 2028 at a current rent of **£72,300 per annum**, exclusive, without further review. The lease is available for assignment, subject to approval of financial background and landlord's consent. The rent is exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The lease is contracted out of the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

**Rateable Value** to be reassessed

**EPC Rating** C - 73

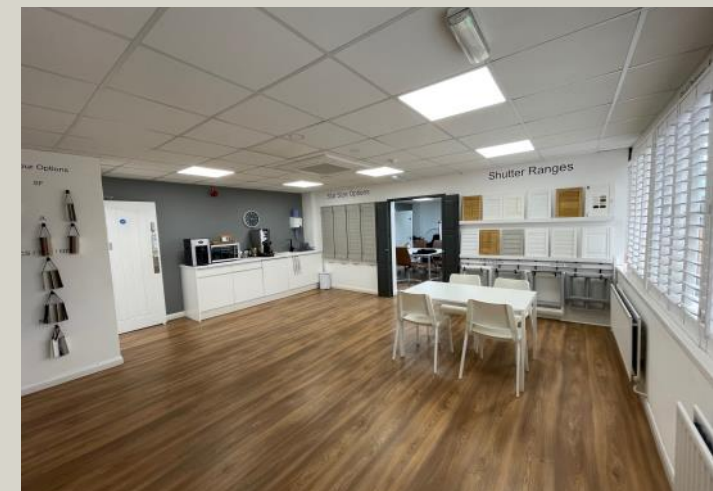
Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested  
measurements are approximate & gross internal



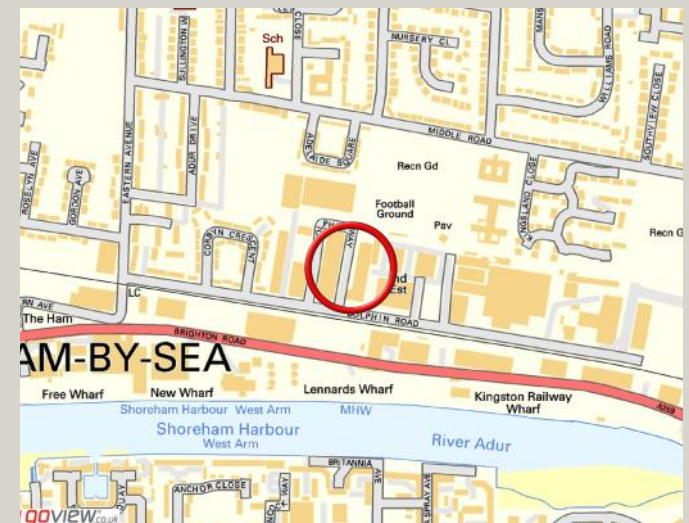
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