

DOLPHIN ROAD INDUSTRIAL ESTATE HIGH BAY WAREHOUSE / BUSINESS UNITS

1,640 ft² - 3,280 ft² / 152 m² - 304 m²

TO LET



UNITS B1 / B2 DOLPHIN ENTERPRISE CENTRE

EVERSHED WAY, SHOREHAM BN43 6QB



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Forming part of a modern development of high quality business units, situated on the well-known Dolphin Road Business Park, between Brighton and Worthing. The development is set in a well planned landscaped environment, with generous parking and loading facilities. The A27, A259, Shoreham town centre, railway station and bus services are conveniently accessible. A number of major occupiers are located in Dolphin Road, including Higgidy Pies, Pyroban Group, Gemini Press, Hermes Parcelnet, Infinity Foods, Heritage Parts Centre, Edgars Water and Barnes DAF.

Description

The premises comprise two adjoining high bay industrial or warehouse units, which were previously combined by a single occupier, and are now available individually if required. Features include an eaves height of 19'9 / 6 m, a 3 phase electricity supply, and a high level sodium light in each unit. There are forecourts providing parking and loading facilities, along with shared use of communal parking area.

Unit B1	1,640 ft ²	152 m ²
Unit B2	1,640 ft ²	152 m ²
Total Floor Area	3,280 ft²	304 m²

Terms

The units are **TO LET** individually or combined for a term to be agreed at a commencing rental of **£19,000 per annum**, exclusive, per unit, subject to rent reviews at appropriate intervals. The rental will be 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 £22,750 (presently combined)

EPC Rating applied for

amenities and services not tested
measurements are approximate and gross internal

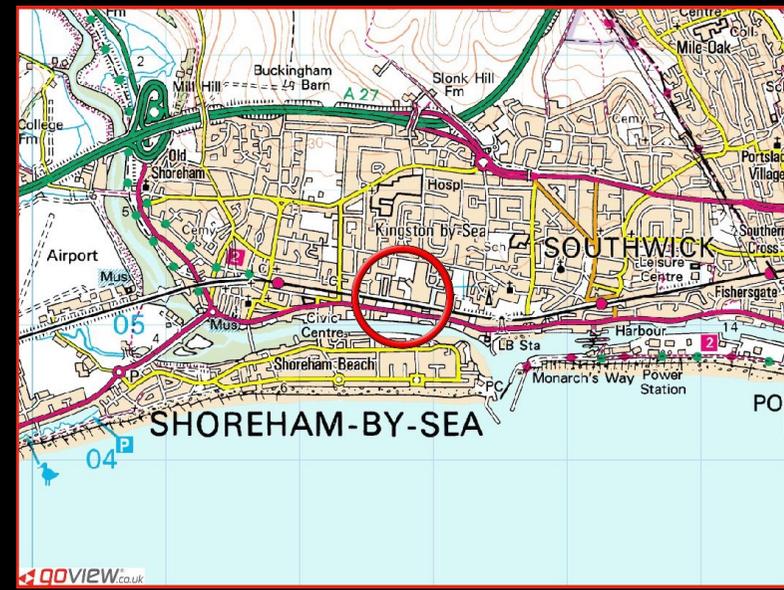
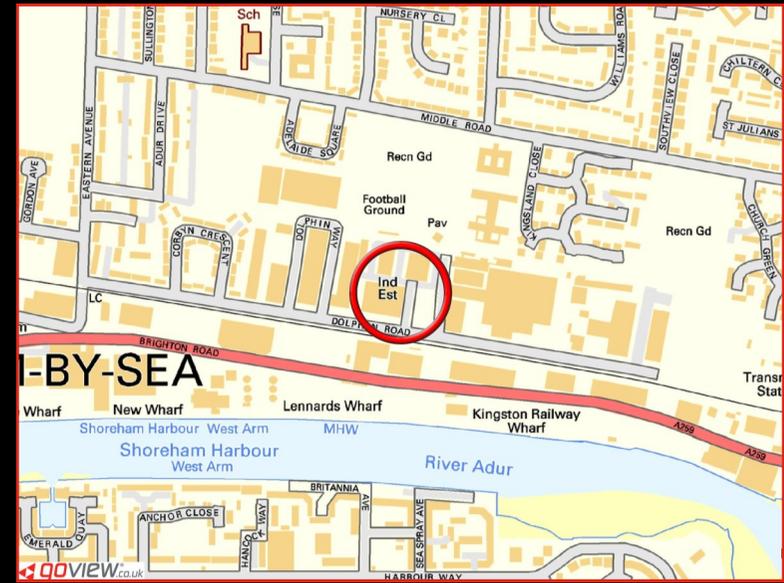
Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**



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