

WAREHOUSE / BUSINESS UNITS

1,068 ft² / 99 m²

TO LET



DOLPHIN ENTERPRISE CENTRE

EVERSHED WAY, SHOREHAM BN43 6QB



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

A modern development of high quality business units forming part of the well known Dolphin Road Industrial Estate between Brighton and Worthing. The A259 and A270 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 bus services are within walking distance.

Description

The development comprises modern warehouse / light industrial / business units. Features include an eaves height of 14' / 4.25 m, a 3 phase electricity supply and a high bay warehouse light. There is a forecourt providing parking and loading facilities, along with shared use of communal parking areas.

Unit	ft ²	m ²	Rent pa ex	Availability
C7	1,068	99	£18,500	TO LET
D4	1,068	99	£18,500	TO LET

Terms

The units are **TO LET** on new effective full repairing and insuring leases for a term to be agreed from 25 March 2024 at a commencing rent of £18,500 per annum, exclusive, per unit, subject to rent reviews at five yearly intervals. The rent is exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The leases will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value Unit C7 - £14,250 Unit D4 - £14,250

EPC Rating Unit C7 - C 62 Unit D4 - C 73

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

amenities and services not tested
measurements are approximate

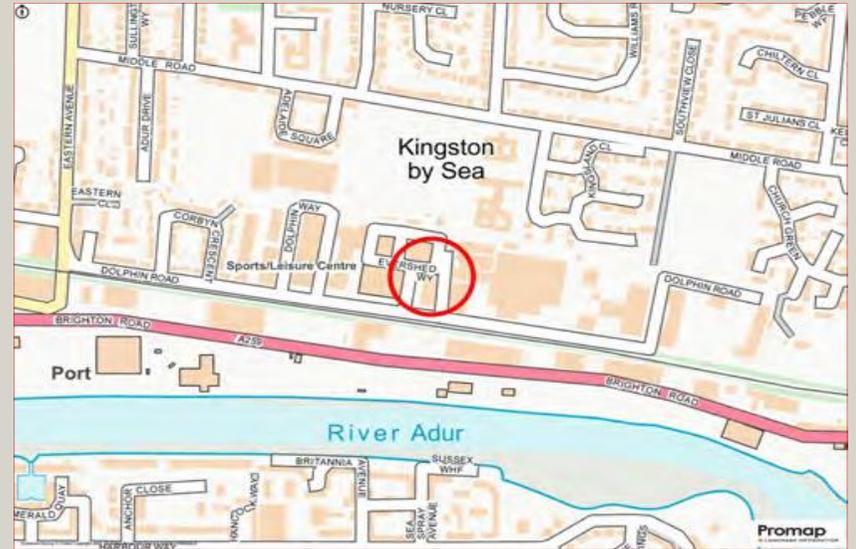


01273 321123

www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.



01273 321123

www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.