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TO LET

INDUSTRIAL AND WAREHOUSE – 1,635 SQ FT (151.89 SQ M)

Unit B5, Dolphin Enterprise Centre, Evershed Way, Shoreham-By-Sea, West Sussex, BN43 6QB

DESCRIPTION

The property comprises a modern warehouse/light industrial business unit with features including a 3 phase electricity supply, high level lighting and an eaves height of 6m.

There is forecourt providing parking and loading facilities along with the shared use of communal parking areas.

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.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit B5	1,635	151.89

AMENITIES

- High quality business unit
- 3 phase electricity supply
- High level lighting
- Forecourt parking
- Loading facilities
- 6m eaves height
- Roller shutter door with separate pedestrian entrance
- Shared use of communal parking areas

RENT

£25,000 PAX.

RATES

The current 2023 Rateable Value of the property is £19,500.

VAT

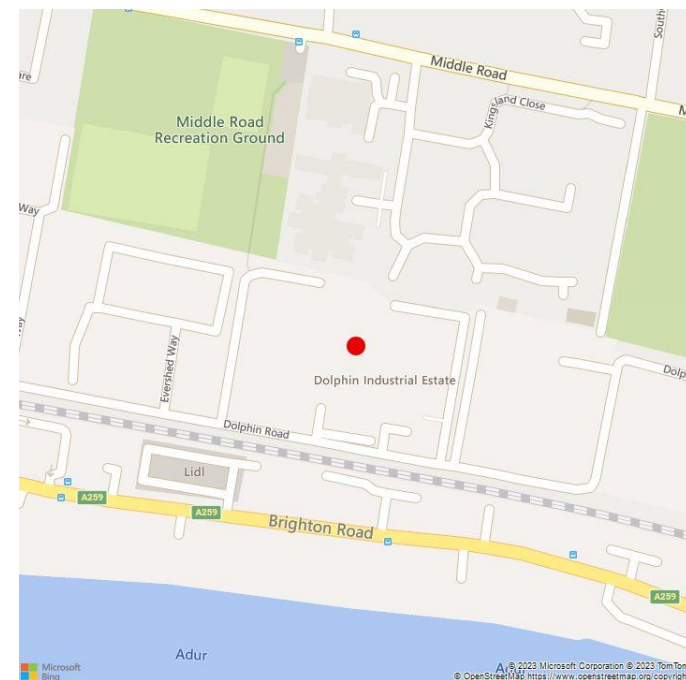
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



VIEWINGS – 01273 876 200

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