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TO LET

INDUSTRIAL AND WAREHOUSE – 9,990 SQ FT (928.10 SQ M)

Unit A1-3, Dolphin Enterprise Centre, Evershed Way, Shoreham-By-Sea, BN43 6QB

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 Gemini Print, WSM Plastic, Higgidy, Infinity Foods, Barnes DAF and Dolphin Fitness.

DESCRIPTION

The property comprises a modern warehouse/light industrial business unit with features including a roller shutter door, eaves height of 6m, generous loading apron and parking area.

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

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit A1-3	9,990	928.10

AMENITIES

- High Bay Warehouse
- Integral offices
- LED lighting
- Kitchen point
- Roller shutter doors
- Good loading / unloading
- Ample car parking
- Eaves height 6m

RENT

£135,000 per annum exclusive.

RATES

The Rateable Value of the property is £76,000 (2023).

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 B.



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