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TO LET

INDUSTRIAL AND WAREHOUSE – 1,068 SQ FT (99.22 SQ M)

Unit D4, 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 and a high level sodium lighting.

There is forecourt providing parking and loading facilities along with the shared use of communal parking areas. A small storage compound within the development may also be available if required.

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 D4	1,068	99.22



AMENITIES

- High quality business units
- Roller shutter door with separate pedestrian entrance
- Eaves height of 4.25m
- Forecourt parking
- 3 phase electricity
- High level sodium lighting
- Shared use of communal parking areas
- Small storage compound within the development may also be available if required

RENT

£18,500 PAX.

RATES

The current 2023 Rateable Value of the property is £14,250.

VAT

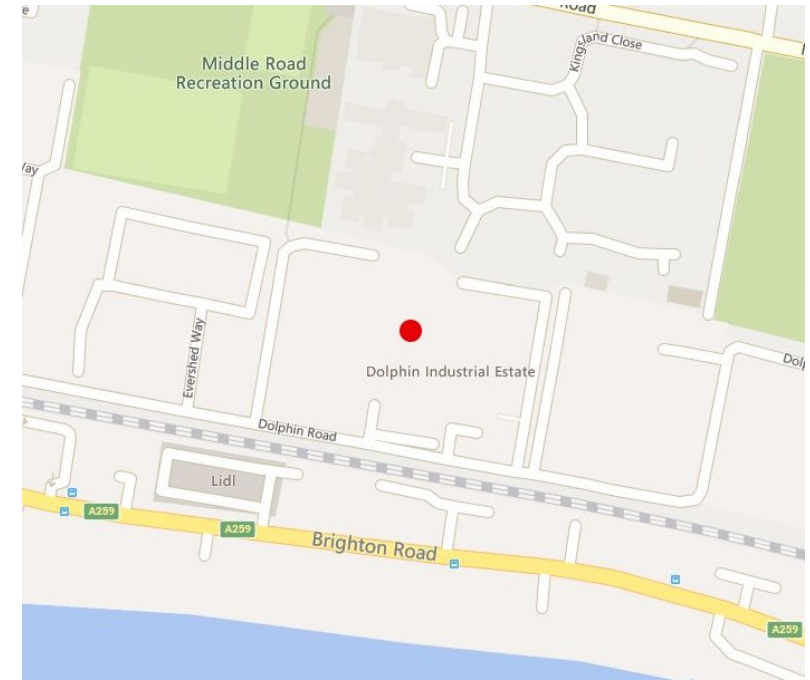
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C-73.



VIEWINGS – 01273 876 200

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