

WAREHOUSE / BUSINESS UNIT

1,068 ft² / 99 m²

TO LET



DOLPHIN ENTERPRISE CENTRE

EVERSHED WAY, SHOREHAM BN43 6QB



**GRAVES
SON &
PILCHER**

01273 321 123

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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. A small storage compound within the development may also be available if required.

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

Terms

The unit is **TO LET** on new effective full repairing and insuring lease 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 lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value Unit C7 - £14,250

EPC Rating Unit C7 - C 62

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

amenities and services not tested
measurements are approximate

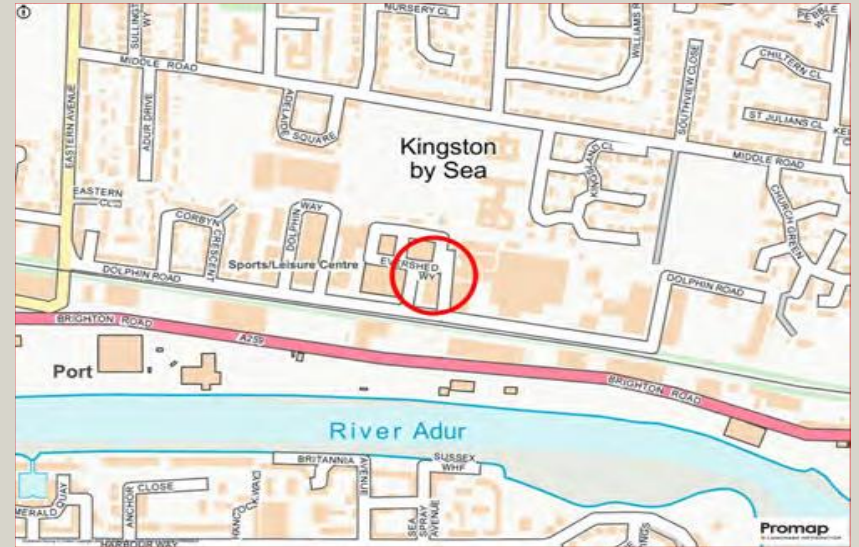


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