

# WAREHOUSE / BUSINESS UNIT

1,077 ft<sup>2</sup> / 100 m<sup>2</sup>

**TO LET**



**UNIT C8 DOLPHIN ENTERPRISE CENTRE**

**EVERSHED WAY, SHOREHAM BN43 6QB**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## 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 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 property comprises a modern warehouse / light industrial / business unit with an eaves height of 14' / 4.25m. Features include a small office / reception area, a 3 phase electricity supply, and a high bay warehouse light. There is a forecourt providing parking and loading facilities, along with the shared use of communal parking areas.

<b>Ground Floor</b>	Warehouse / production area Office, WC	1,077 ft <sup>2</sup>	100 m <sup>2</sup>
<b>Exterior</b>	Forecourt providing parking and loading facilities		

## Terms

The property is **TO LET** on a new effective full repairing and insuring lease for a term to be agreed from 24 June 2023 at a commencing rental of **£18,000 per annum**, exclusive, subject to rent reviews at 5 yearly intervals. The rental 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** (effective 1 April 2023) £14,250

**EPC** C 62

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



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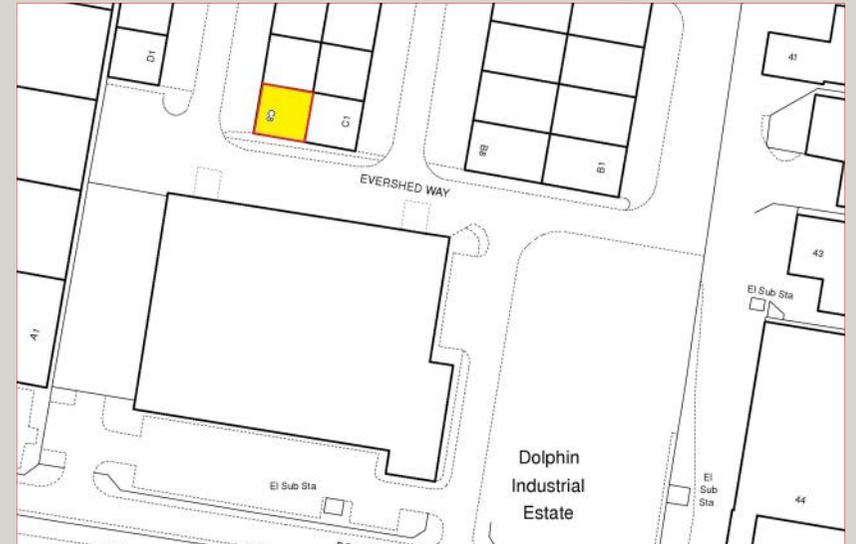
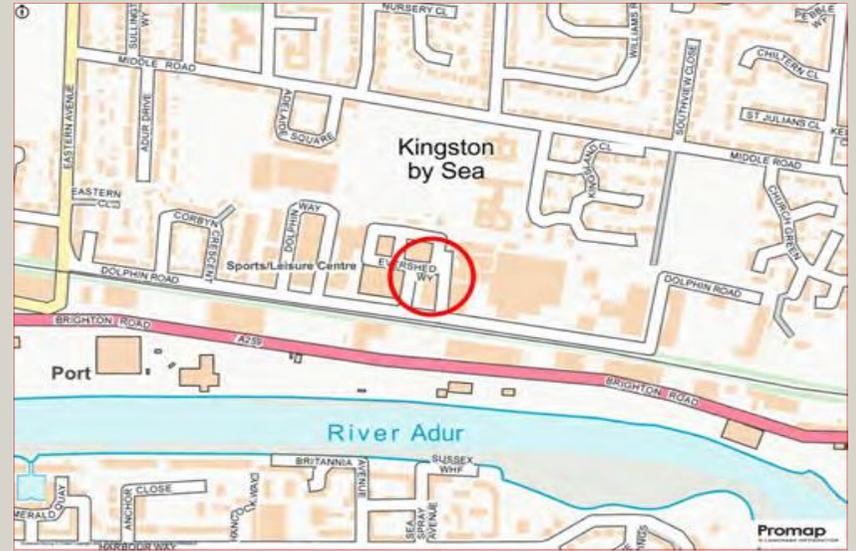
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amenities and services not tested  
measurements are approximate and gross internal

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