

WEST SIDE OF BRIGHTON CONURBATION

MODERN WAREHOUSE UNIT

4,588 ft² / 426 m²

LEASE AVAILABLE



UNIT A3 DOLPHIN WAY

DOLPHIN ROAD, SHOREHAM BN43 6NZ



GRAVES
SON &
PILCHER

01273 321 123

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Location

Forming part of a high quality business park development on the west side of the Brighton conurbation. The A27 and A259 are conveniently accessible, providing access to Brighton/Hove, Worthing and the A23 & A24 corridors. Shoreham town centre, railway station and bus services are within walking distance. Nearby occupiers include Paladone Products, Gemini Print, Pyroban, WSM Plastics, Evri, Edgars Water, Higgidy, Infinity Foods and Heritage Parts Centre.

Description

The property comprises a modern mid terrace warehouse unit which may suit a variety of warehouse or industrial uses (subject to any necessary consents). Features include an eaves height of 20' / 6m, a 3 phase electricity supply and a first floor office with gas central heating and suspended ceiling with recessed lighting. The accommodation is arranged as follows:

Ground Floor	Warehouse Area, WCs	3,817 ft ²	354 m ²
First Floor	Office Area	772 ft ²	72 m ²
TOTAL FLOOR AREA		4,588 ft²	426 m²
Exterior	Forecourt providing parking and loading facilities.		

Terms

The property is held on an existing full repairing and insuring lease for a term expiring 28 September 2028 at a current rent of **£41,000 per annum**, exclusive, subject to a rent review at 29 September 2023. The lease is available for assignment, subject to approval of financial background and landlord's consent. The rent is exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The lease is contracted out of the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value to be assessed

EPC Rating D - 95

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

amenities and services not tested
measurements are approximate gross internal

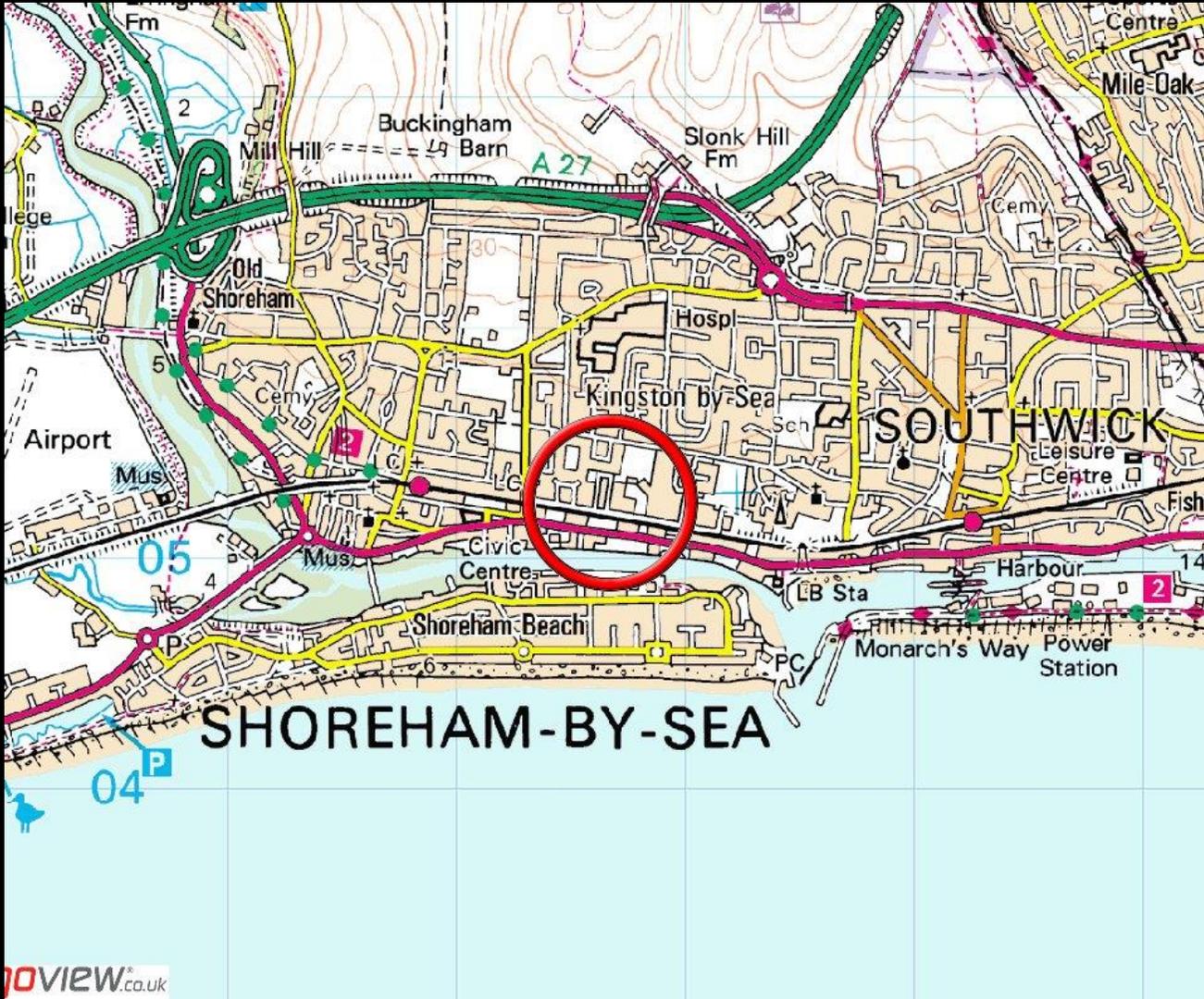


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