

TO LET

**Refurbished Industrial /
Warehouse Unit**

**UNITS A1-A3
DOLPHIN
ENTERPRISE
CENTRE**

EVERSHED WAY,
SHOREHAM, BN43 6QB

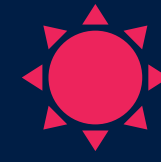
9,816 SQ FT
912 SQ M

HARGREAVES
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**ROOF MOUNTED
SOLAR PV
SYSTEM**



**6 METRE
EAVES HEIGHT**



**UP & OVER
LOADING DOOR**



**3 PHASE
POWER SUPPLY**



**EASY ACCESS
TO A27**



**WAREHOUSE &
OFFICE**



**FORECOURT
PARKING**

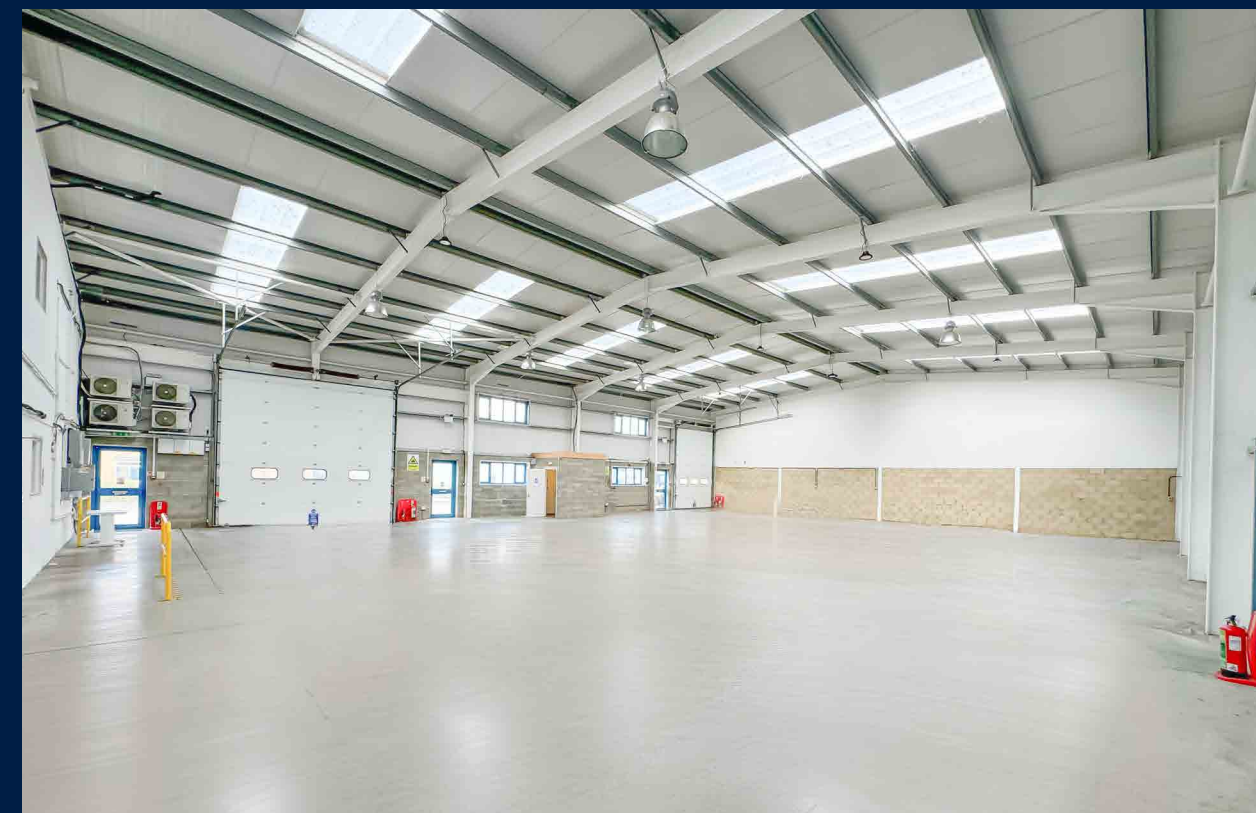
PROPERTY DETAILS

Units A1-A3 Dolphin Enterprise Centre comprise a substantial modern warehouse / light industrial business unit with corner glazed façade. Internally the unit comprises of a large ground floor warehouse of open plan nature benefitting from LED lighting, concrete floor with epoxy resin finish, two 4.8m x 4.8m roller shutter doors.

Newly refurbished air conditioned offices and WCs are provided at ground and 1st floor levels. Ample data & electric points and suspended ceilings with inset lighting. An attractive entrance via glazed façade leads to a carpeted stairwell leading to further offices and staff facilities.

Externally, there are loading facilities and dedicated parking within the forecourt to the front, and to the side. Tenants also benefit from communal parking within the wider estate.

- **Superb transport links to A259 & A27.**
- **Well presented open plan warehouse accommodation with smaller office areas.**
- **Available for immediate occupation.**
- **New Lease terms available.**



SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
Warehouse	7,536	700
Ground Floor Offices	259	24
First Floor Offices	2,021	188
TOTAL	9,816	912

INDUSTRIAL UNIT TO LET | **EVERSHED WAY, SHOREHAM**

UNITS A1-A3 DOLPHIN ENTERPRISE CENTRE Evershed Way, Shoreham, BN43 6QB

PROPERTY LOCATION

Situated on the well-known Dolphin Road Industrial Estate between Brighton (6 miles east) & Worthing (5 miles west), and forming part of a modern development of high-quality business units. The A259 and A27 are nearby, providing convenient access to the wider A27/A23/A24 corridors as well as many other nearby towns and cities. Shoreham town centre with its array of eateries, retail outlets and coastal walkways are less than 0.5 miles to the west whilst the railway station and various bus services are within walking distance.

Nearby occupiers include Phase Electrical, Pyroban, Paladone Products, WSM Plastics, Higgidy, Infinity Foods, Barnes DAF and Heritage Parts Centre.

- A27: 5 Minutes**
- A23: 14 Minutes**
- M25: 45 Minutes**



SAT NAV: BN43 6QB

[what3words///flashback.overnight.barefoot](https://www.what3words.com/flashback.overnight.barefoot)



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FURTHER INFORMATION

TERMS: The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

RENT: £132,500 per annum exclusive.

RATEABLE VALUE: According to the VOA the property has a Rateable Value of £76,000 .Interested parties are asked to contact Adur and Worthing Council to verify this information.

VAT: All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS: Each party is to be responsible for their own legal costs incurred in any transaction

EPC: The property has an EPC rating of B.

VIDEO TOUR: See agents website.

CONTACT:



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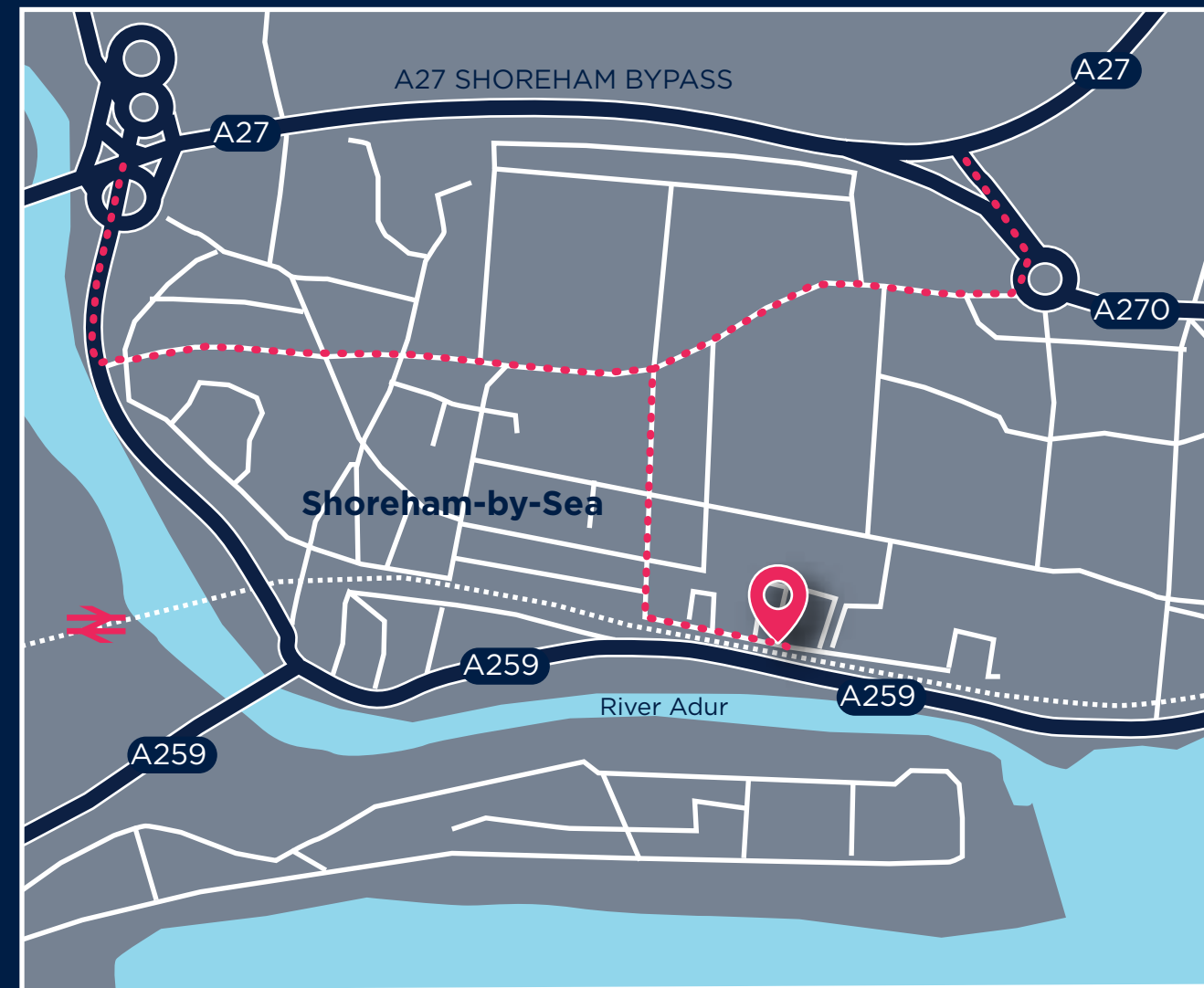
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CONNECTIONS

	Miles	Time
A27	2	5 mins
BRIGHTON	7	22 mins
GATWICK AIRPORT	33	37 mins
LONDON (M25)	38	43 mins
PORTSMOUTH DOCKS	45	58 min
SO'TON DOCKS	58	1hr 20 mins

OWNED BY:



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HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

Rustington House, Worthing
Road, Rustington, West Sussex,
BN16 3PS

01903 777777

OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast.

As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us