

TO LET

Industrial / Warehouse Unit

UNIT B1/B2
DOLPHIN WAY
SHOREHAM
BN43 6NZ

B1	7,800 SQ FT	725 SQ M
B2	7,800 SQ FT	725 SQ M
TOTAL	15,600 SQ FT	1,449 SQ M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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DOLPHIN WAY, UNIT B1/B2

Shoreham, BN43 6NZ



Prominent location on established estate



Comprehensive refurbishment



Well specified office accommodation



Dedicated onsite parking



Loading/unloading area



Three phase electricity



6 metre eaves height



Access to public transport and local amenity

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 Pyroban, Paladone Products, Dolphin Fitness, Higgidy, Infinity Foods, Barnes DAF and Heritage Parts Centre.

DESCRIPTION

B1 & B2 occupy a prominent position on Dolphin Road and are being extensively refurbished to provide high bay warehousing / light industrial business units. Units are available separately or combined. Internally, the units comprise large open plan warehouses which will both benefit from LED lighting, concrete flooring, 4m x 6.2m roller shutter doors and 6m eaves height. The units also benefit from well specified first floor offices with air conditioning, suspended ceilings and LED lighting. Externally, there is forecourt parking and loading facilities.

FURTHER INFORMATION

TERMS: New FRI lease(s) are available on terms to be agreed

RENT: On application

RATEABLE VALUE (B1 & B2 combined): £110,000 (2023)

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 is targeting an EPC rating of B



OWNED BY:



01903 777777

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A2300 **4 Minutes**
 A23 **8 Minutes**
 M25 **28 Minutes**



INDUSTRIAL UNIT TO LET | DOLPHIN WAY, UNIT B1/B2

DOLPHIN WAY, UNIT B1/B2
Shoreham, BN43 6NZ



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

01903 777777

AGENT DETAILS



01903 229200

David Martin
01273 876 212
dmartin@shw.co.uk

Jasmine Dean-Milward
01273 876 209
jdean-milward@shw.co.uk

James Bryant
01273 876 252
jbryant@shw.co.uk

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

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