



**West side of Brighton Conurbation
Modern Warehouse Lease Available**

Unit A2

Dolphin Way, Shoreham-by-Sea, BN43 6NZ

Industrial / Warehouse

TO LET

**7,445 sq ft
(691.66 sq m)**

- Incentive available by way of a reverse premium of £132,550
- Part of a high quality business park
- A27 and A259 are conveniently accessible, providing access to Brighton/Hove, Worthing and the A23 & A24 corridors
- Modern mid terrace warehouse unit which may suit a variety of warehouse or industrial uses (subject to any necessary consents)

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Summary

| | |
|----------------|-------------|
| Available Size | 7,445 sq ft |
| Rateable Value | £43,500 |
| EPC Rating | C (73) |

Description

INCENTIVE AVAILABLE BY WAY OF A REVERSE PREMIUM OF £132,550. 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 and a first floor office with gas central heating and suspended ceiling with recessed lighting.

Ground Floor Warehouse / Production Area, WCs, Kitchen

First Floor Office Area

Mezzanine A mezzanine floor installed by a former tenant is available if required, subject to a reinstatement provision at the end of the lease.

Exterior Forecourt providing parking and loading facilities.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|---|--------------|---------------|
| Ground | 4,022 | 373.66 |
| 1st - Office Area | 800 | 74.32 |
| Mezzanine - Installed by former tenant subject to reinstatement provision at the end of the lease | 2,623 | 243.68 |
| Total | 7,445 | 691.66 |

Location

Forming part of a high quality business park 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, Trade Counter Mate, Higgidy, Infinity Foods and Heritage Parts Centre.

Terms

Incentive available by way of a reverse premium of £132,550.

The property is held on an existing full repairing and insuring lease for a term expiring 28 September 2028 at a current rent of £72,300 per annum, exclusive, without further review. 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.



Viewing & Further Information



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