



TO LET

**Newly Refurbished
Industrial /
Warehouse Units**

UNITS

A1, A5, B1, B2, B6

**DOLPHIN WAY
SHOREHAM**

Units from:

7,035 Sq Ft - 15,600 Sq Ft

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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DOLPHIN WAY

Shoreham, BN43 6NZ

ESTATE DETAILS

Dolphin Way is a newly refurbished warehouse /light industrial development located in Shoreham. It is strategically situated in close proximity to the town centre and the A27.

The Dolphin Way Estate comprises four blocks, with one already successfully let. The available units sit within Block A and Block B, which occupy a prominent position on Dolphin Road. The units have been extensively refurbished to provide high bay warehousing/ light industrial business units, with modern air-conditioned offices at first floor level.



 VIEW ESTATE VIDEO

Key Features:



PRIME LOCATION

Strong town centre location with access onto the A27 less than 2 miles away with excellent local amenities.



ESTATE

Established well managed private estate.



SUSTAINABLE

Target EPC B rating.



ROAD NETWORK

A27 within 2 miles.

4

THE OFFER

The site offers 4 units available individually or combined, with individual unit sizes ranging from 7,035 sq ft to 15,600 sq ft.



TRAVEL

Shoreham railway station is 0.6 miles to the west providing local and regional services.

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LET

A5

B6

B1

B2

DOLPHIN WAY

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ESTATE PLAN



OFFICE FEATURES:



PIR LED Lighting



Grade A open plan offices



Air conditioning



Suspended ceilings

EXTERNAL FEATURES:



10% roof lights



Dedicated parking spaces



Ample loading provision



Landscaped estate

WAREHOUSE FEATURES:



5-6m eaves height



Epoxy coated concrete floor



New loading doors



EPC B (target)

	UNIT A1	UNIT A5	UNIT B1	UNIT B2	UNIT B6
Warehouse (sq ft)	-	5,692	5,861	5,869	6,897
First Floor Offices (sq ft)	-	1,343	1,939	1,931	1,410
TOTAL	LET	7,035	7,800	7,800	8,307
B1 & B2 Combined Total			15,600		
Level Access Loading Doors	-	1	1	1	2
Loading Door Width (m)	-	3.6	4.0	4.0	4.0
Parking Spaces	-	12	16	14	15
Eaves Height (m)	-	5.0	6.0	6.0	5.2

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SAT NAV: BN43 6QB

what3words.com
sifts.rebounded.sizes



LOCATION

Situated 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.

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



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FURTHER INFORMATION

TERMS: New effective FR&I Lease(s) are available on terms to be agreed.

RENT: £14.00 per sq ft.

A5 - £98,490 Per Annum exclusive.

B1 - £109,200 Per Annum exclusive.

B2 - £109,200 Per Annum exclusive.

B6 - £116,298 Per Annum exclusive.

VAT: VAT will be charged on the terms quoted.

BUSINESS RATES: Units to be re-rated.

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

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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.

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