



**MAKING  
PROPERTY  
WORK**  
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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 1,068 SQ FT (99.22 SQ M)**

**Unit C7, Dolphin Enterprise Centre, Evershed Way, Shoreham-By-Sea, West Sussex, BN43 6QB**

**DESCRIPTION**

The property comprises a modern warehouse/light industrial business unit with features including a 3 phase electricity supply, high level lighting and an eaves height of 4.25m.

There is forecourt providing parking and loading facilities along with the shared use of communal parking areas.

**LOCATION**

Situated on the well-known Dolphin Road Industrial Estate between Brighton & Worthing, and forming part of a modern development of high-quality business units.

The A259 and A27 are nearby, providing convenient access to central Brighton (6 miles), Worthing (5 miles) and the wider A27/A23/A24 corridors. Shoreham town centre, railway station and various bus services are within walking distance.

Nearby occupiers include Edgar's Water, Phase Electrical, Gemini Print, Pyroban, Paladone Products, WSM Plastics, Higgidy, Infinity Foods, Barnes DAF and Heritage Parts Centre.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Unit C7	1,068	99.22

**AMENITIES**

- High quality business units
- Roller shutter door with separate pedestrian entrance
- Eaves height of 4.25m
- Forecourt parking
- 3 Phase electricity
- High level sodium lighting
- Shared use of communal parking areas

**RENT**

£18,500 PAX.

**RATES**

The current 2023 Rateable Value of the property is £14,250.

**VAT**

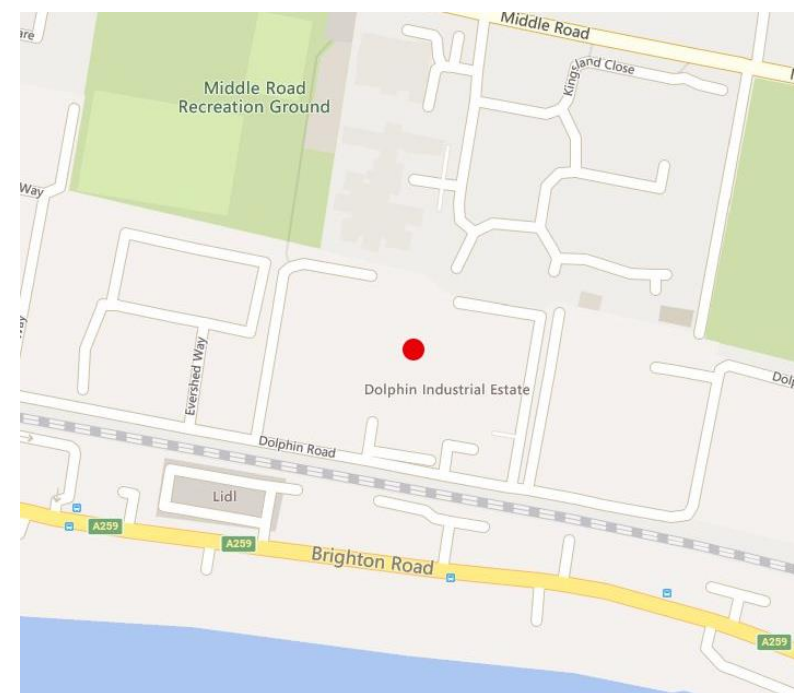
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of C-62.



**VIEWINGS – 01273 876 200**

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