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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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.

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.

DOLPHIN WAY
Shoreham, BN43 6QB

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:

- 6m 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

DOLPHIN WAY
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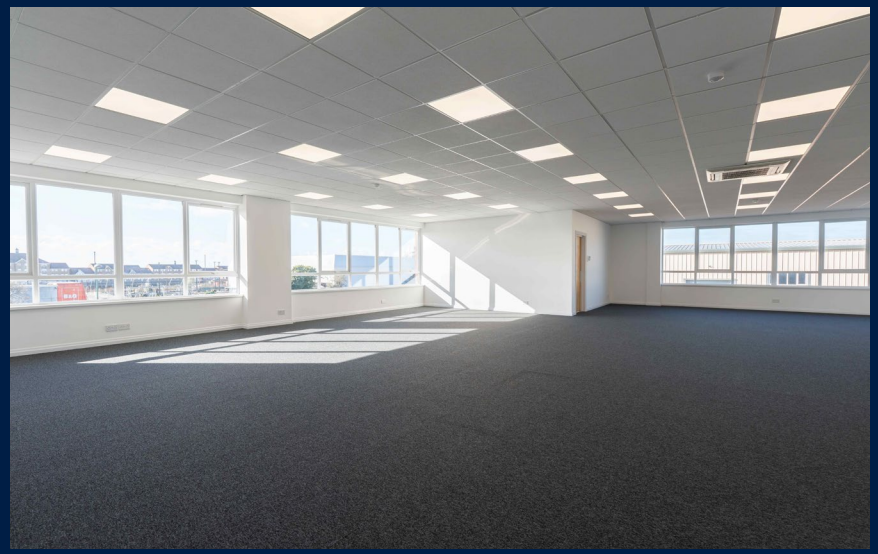

DOLPHIN WAY
Shoreham, BN43 6QB

SAT NAV: BN43 6QB

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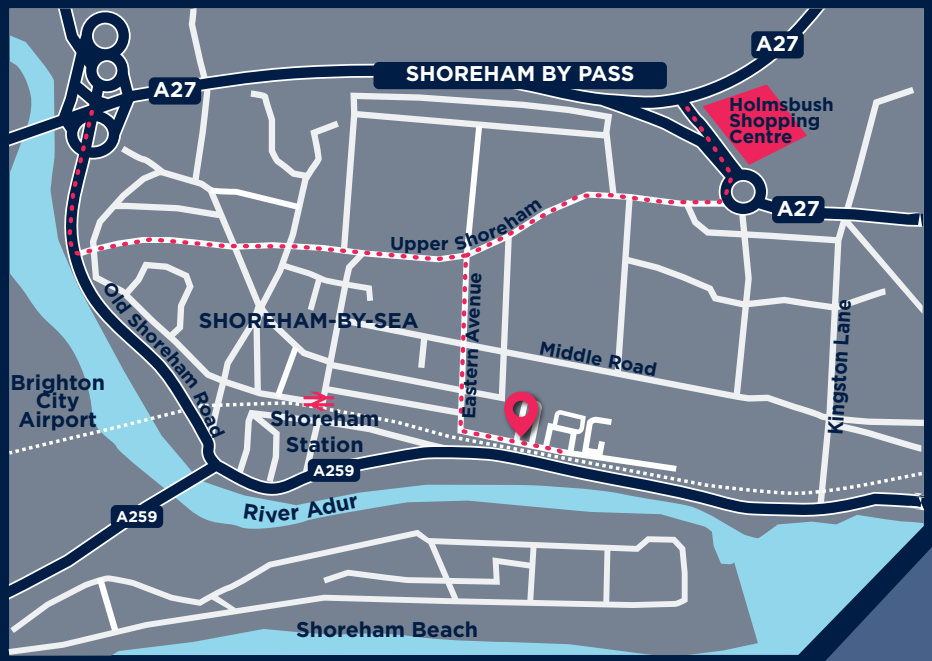
LOCATION

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



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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HARGREAVES
PROPERTY INVESTMENT & DEVELOPMENT

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CUSTOMER COMMITMENT

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.

OWNED AND MANAGED BY:

HARGREAVES
PROPERTY INVESTMENT & DEVELOPMENT

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