TO LET

Modern Industrial / Warehouse Units

B8, C1, C6, C7, & D3

DOLPHIN ENTERPRISE CENTRE

EVERSHED WAY,
SHOREHAM, BN43 6QB

1,068 - 5,916 sq ft*
99 - 549 sq m

*Units can be let separately or combined.



HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk

ROOF MOUNTED SOLAR PV SYSTEM

FROM 4.4 - 5.7M EAVES HEIGHT

UP & OVER LOADING DOOR

3 PHASE POWER SUPPLY

EASY ACCESS TO A27

WAREHOUSE & OFFICE

FORECOURT PARKING

DOLPHIN ENTERPRISE CENTRE
DETAILS

Dolphin Enterprise Centre comprises a range of modern mid-terrace light industrial / trade counter / warehouse business units with features including a 3 phase electricity supply, concrete flooring, LED lighting and an eaves height of 4.4 - 5.7m. The properties also benefit from both pedestrian entrance and roller shutter door access.

The units are available individually or as a single letting across multiple units. They would suit a variety of commercial occupiers in the light industrial, manufacturing or storage and distribution sectors and are ready on an individual basis for immediate tenant fit out.

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

SCHEDULE OF ACCOMMODATION

UNIT	SQ FT	SQ M	AVAILABILITY	EPC	RATEABLE VALUE
B8	1,635	155	Immediately	C 72	£21,750
C1	1,077	99	Immediately	C 58	£15,750
C6	1,068	99	Immediately	C 62	£15,750
C7	1,068	100	Immediately	C 69	£15,750
C6 & C7 combined	2,136	198	Immediately		£31,500
D3	1,068	99	Immediately	C 73	£15,750



VIEW ESTATE VIDEO

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.

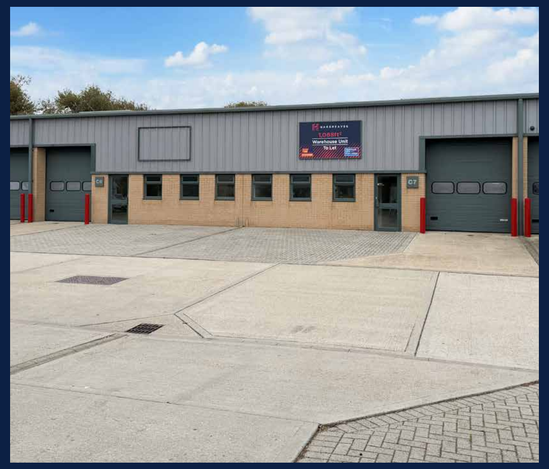
Nearby occupiers include Daisy's Nails, Phase Electrical, Pyroban, Paladone Products, WSM Plastics, Higgidy, Infinity Foods, Barnes DAF and Heritage Parts Centre.



A27:	**5 Minutes**
A23:	**14 Minutes**
M25:	**45 Minutes**

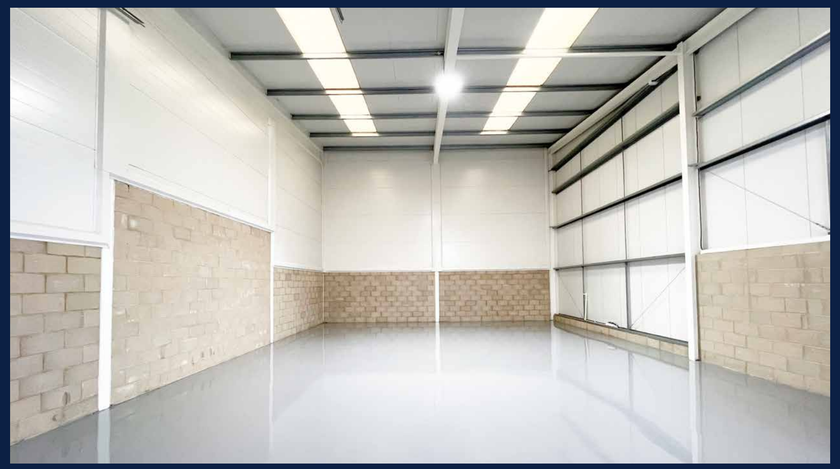
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DOLPHIN ENTERPRISE CENTRE
Eversheld Way, Shoreham, BN43 6QB













DOLPHIN ENTERPRISE CENTRE
Evershed Way, Shoreham, BN43 6QB

FURTHER INFORMATION

TERMS: Available to let on new full repairing and insuring lease, terms to be negotiated and agreed.

RENT: Price on application.

VAT: Applicable.

ESTATE SERVICE CHARGE: Further details on request.

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

PLANNING: Interested parties to make their own enquiries for the local planning authority.



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 mins



AGENT DETAILS

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Brochure by virtualoom

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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