

Unit 7 & 8 Hall Business Centre
41 Dolphin Road, Shoreham-By-Sea, West Sussex,
BN43 6AP



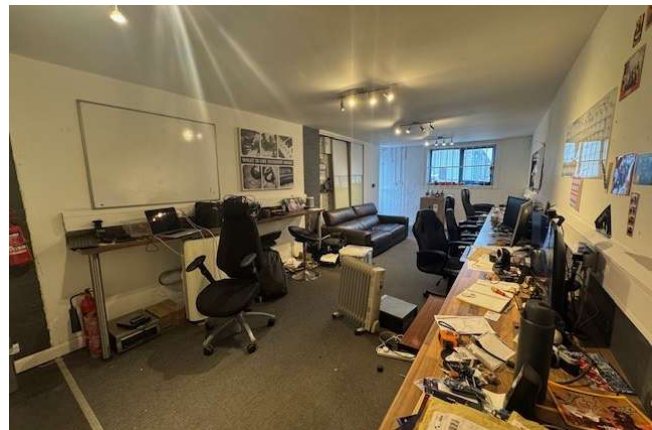
**WAREHOUSE / LIGHT
INDUSTRIAL**

2,364 Sq Ft
(219 Sq M)

RENT: £26,700 PER ANNUM

Light Industrial Warehouse with Office Space and Parking To Let

- + Situated On Popular Industrial Estate
- + Superb Transport Links To A259 & A27 Roads. Walking Distance To Shoreham-By-Sea Railway Station
- + Flexible Space Options to Suit a New or Growing Business
- + Available For Quick Occupation & Tenant Fit Out
- + New Lease Terms Available
- + Suit Variety of Businesses (stpc)
- + Viewing Highly Recommended



Location

The unit is situated on the well-known Dolphin Road Industrial Estate between Brighton & Worthing and forming part of a development known as Hall Business Centre. The A259 and A27 are nearby, providing convenient access to central Brighton (6 miles) east, Worthing (5 miles) west 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, Pyroban, Paladone Products, WSM Plastics, Higgidy, Infinity Foods, Barnes DAF and Heritage Parts Centre.

Description

An excellent opportunity to lease a light industrial / warehouse unit on a popular West Sussex estate. The unit comprises of an open plan warehouse with a small mezzanine and office space to front. The unit benefits from two manual roller shutter doors as well as a separate pedestrian entrance. The unit comprises of concrete flooring with carpet tiles within the office, strip lighting and three phase electricity & is presented to the market ready for quick occupation if required.

Externally at the front there is space for two cars, as well as additional external space to the rear of the unit.

Accommodation

Floor / Name	SQ FT	SQM
Warehouse	1,717	159
Office	319	30
Storage	57	5
Mezzanine Storage	271	25
Total	2,364	219

Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

Business Rates

Interested parties are asked to make their own enquiries directly to the local authority.

Summary

- + **Rent** – £28,000 Per Annum Exclusive
- + **VAT** – To Be Charged
- + **Service Charge** - The unit is liable for a small service charge in the region of £700 Per Annum Exclusive. Further details available upon request.
- + **Legal Costs** – Each Party To Pay Their
- + **EPC** – (TBC)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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