

AVAILABLE NOW



Detached Industrial/Warehouse Unit with Secure Yard

51 Dolphin Road

Shoreham-by-Sea, BN43 6PB

Industrial / Warehouse

TO LET

10,152 sq ft

(943.15 sq m)

- 5.6m minimum eaves
- Secure gated yard
- Air conditioning and gas central heating
- Situated in the Dolphin Road Industrial Estate
- Roller shutter loading door
- Entrance lobby, first floor offices and boardroom
- Good access to A27
- Modern detached warehouse building

Summary

Available Size	10,152 sq ft
Rent	£80,000.00 per annum
Service Charge	N/A
EPC Rating	C (62)

Description

Detached steel portal framed industrial/warehouse unit with secure gated yard, entrance lobby and first floor offices.

Warehouse fitted with blower heating and roller shutter loading door of 4.3m height.

Minimum eaves - 5.6m

Apex height - 7.7m

Good sized secure yard with tarmac surface and metal palisade fence boundary.

Cellular offices including boardroom, kitchen and staff room. Fitted with air conditioning, gas central heating, suspended ceilings and perimeter trunking. Attractive entrance lobby with full height ceiling.

Location

Situated on the Dolphin Road Industrial Estate.

A27 - 1.5 miles

A259 - 0.7 miles

Shoreham Railway Station - 1 mile

Accommodation

Name	Sq ft	Sq m
Ground - Warehouse	7,793	723.99
1st - Office	2,359	219.16
Total	10,152	943.15

Viewings

By appointment via sole agent Vail Williams.

Terms

The property is available by way of assignment of the existing lease. The lease is on FRI terms at a rent of £80,000 pa and expiring in September 2028. (Break option October 2023). Alternatively a new lease may be available on terms to be agreed.



Viewing & Further Information



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**Vail
Williams**

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