



TO LET

Modern Industrial / Warehouse Unit

UNIT D3
**DOLPHIN
ENTERPRISE
CENTRE**

EVERSHED WAY,
SHOREHAM, BN43 6QB

1,068 SQ FT
99 SQ M

 **HARGREAVES**
PROPERTY INVESTMENT
& DEVELOPMENT

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DOLPHIN ENTERPRISE CENTRE , UNIT D3

Shoreham, BN43 6BQ

-  WAREHOUSE & OFFICE
-  UP & OVER LOADING DOOR
-  EASY ACCESS TO A27
-  3 PHASE POWER SUPPLY
-  4.4 METRE EAVES HEIGHT
-  FORECOURT PARKING
-  ROOF-MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEM

PROPERTY DETAILS

SCHEDULE OF ACCOMODATION		
	SQ FT	SQ M
UNIT D3	1,068	99

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 eaves height of 4.4m. The properties also benefit from both pedestrian entrance and roller shutter door access.

The unit would suit a variety of commercial occupiers in the light industrial, manufacturing or storage and distribution sectors and is ready for immediate occupation.

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



INDUSTRIAL UNIT TO LET | DOLPHIN ENTERPRISE CENTRE, UNIT D3

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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

 **SAT NAV: BN43 6QB**
[///still.louder.bricks](http://still.louder.bricks)



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FURTHER INFORMATION

TERMS: The property is available by way of a new effective FRI Lease with terms to be negotiated and agreed.

VAT: All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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

EPC: C (73).

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

AGENT DETAILS



David Martin
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James Bryant
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Ria Markwick
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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 mins
SO'TON DOCKS	58	1hr 20



OWNED AND MANAGED BY:



01903 777777

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Rustington House, Worthing
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BN16 3PS

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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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