

TO LET

**Modern Industrial /
Warehouse Units**

**UNITS
C5, C6 & C7
DOLPHIN
ENTERPRISE
CENTRE**

EVERSHED WAY,
SHOREHAM, BN43 6QB

C5: 1,077 sq ft (100 sq m)

C6: 1,068 sq ft (99 sq m)

C7: 1,068 sq ft (99 sq m)

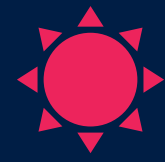
Total: 3,213 sq ft (298 sq m)

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

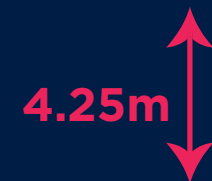
www.hargreaves.co.uk



C5, C6 & C7 DOLPHIN ENTERPRISE CENTRE
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**ROOF MOUNTED
SOLAR PV
SYSTEM**



**4.25 METRE
EAVES HEIGHT**



**UP & OVER
LOADING DOOR**



**3 PHASE
POWER SUPPLY**



**EASY ACCESS
TO A27**



**WAREHOUSE &
OFFICE**



**FORECOURT
PARKING**

**PROPERTY
DETAILS**

SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
Unit C5	1,077	100
Unit C6	1,068	99
Unit C7	1,068	99
TOTAL	3,213	298

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 4.25m. The properties also benefit from both pedestrian entrance and roller shutter door access.

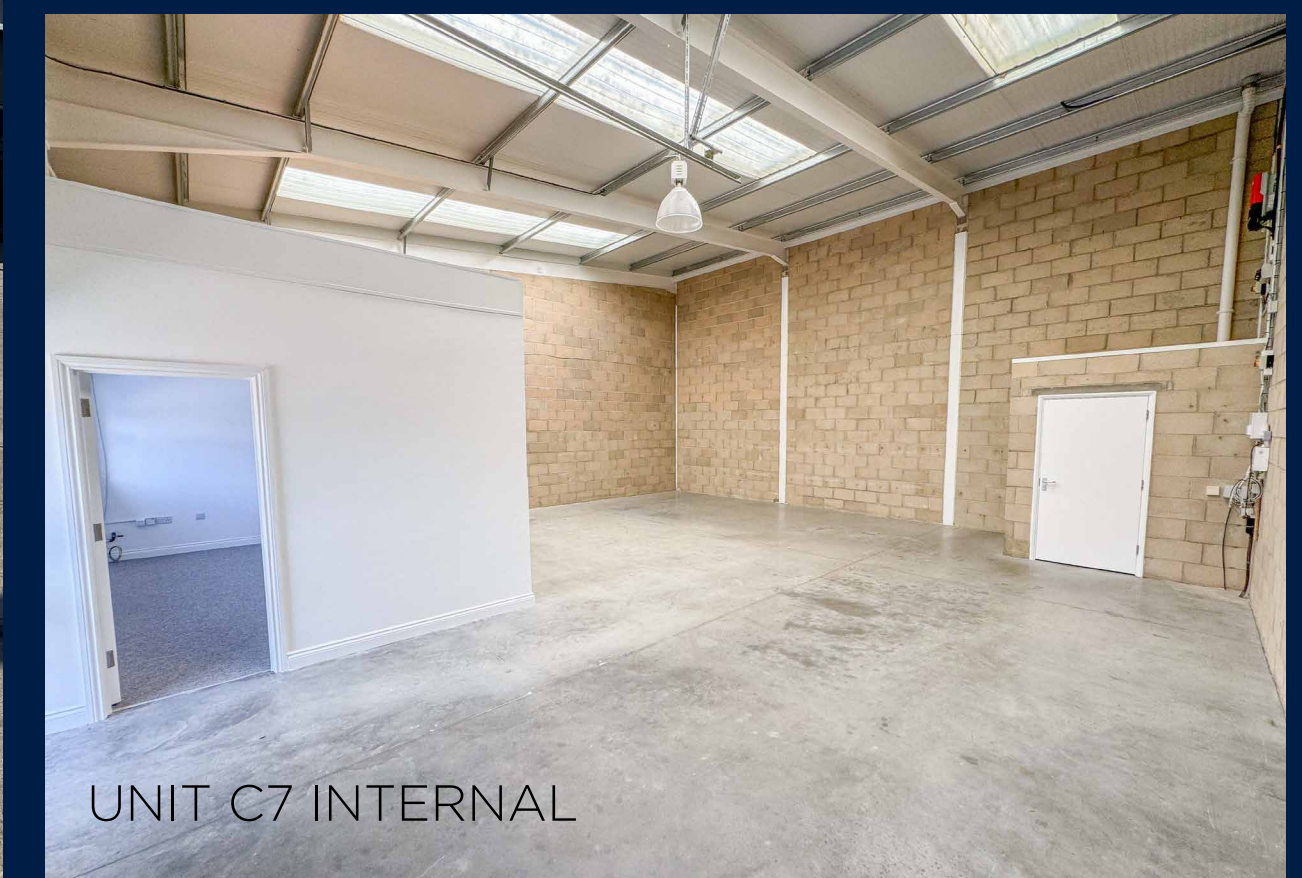
The units are available individually or as a single letting across multiple units. They would suit a variety of commercial occupiers in the light industrial, manufacturing or storage and distribution sectors and are ready on an individual basis for immediate tenant fit out.

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

UNIT C5-C7



UNIT C7



UNIT C7 INTERNAL

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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

[what3words///behaving.bleaker.puzzle](https://www.what3words.com/behaving.bleaker.puzzle)



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FURTHER INFORMATION

TERMS: The properties are available by way of a new effective FR&I 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: Each property has an EPC rating of C (62).

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

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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 min
SO'TON DOCKS	58	1hr 20 mins

OWNED & MANAGED BY:



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www.hargreaves.co.uk

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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

