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G3 Business Park, Dolphin Road, Shoreham-by-Sea BN43 6PD  
MODERN WAREHOUSE PREMISES - 5,713 SQ FT (530.76)

# LOCATION



The property is situated at the eastern end of Dolphin Road, Shoreham by Sea approximately 1 mile from the town centre/ main line rail station. Brighton 7 miles & Worthing 5 miles.

## Description

Modern single storey warehouse of brick/steel profile cladding construction with the following amenities.

## Key Features

- 18 on site car spaces.
- 3 electric operated loading doors
- Toilet
- 20 feet to eaves headroom

## Accommodation

The unit has an approximate floor area of 5,713 sq ft (530.76)

## Lease

A new full repairing and insuring lease for a term of 10 years with an upward only rent review at the end of the fifth year. The lease to be outside the Provisions of the Landlord & Tenant Act 1954.

## Rent

**£60,000 (sixty thousand pounds)** per annum exclusive + VAT payable quarterly in advance.

## Service Charge

There is an annual service charge for the maintenance of the electric

entrance gate, maintenance of the estate road boundaries and gardening. Current annual charge is £6,050 per annum + VAT.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating D - 78

## Business Rates

Rateable Value: £34,400

Rates Payable: £16,752 (2021/2022)

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via Agents Graves Jenkins.







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