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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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