



Unit 5

Hall Business Centre, Shoreham-by-Sea, BN43 6AP

**TO LET - Warehouse / Light
Industrial Unit**
Rental £13,250PAX

1,081 sq ft
(100.43 sq m)

- New Lease
- Available Now
- Greater Starter Unit

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Summary

Available Size	1,081 sq ft
Rent	£1,104.16 per month
Rates Payable	£5,364.25 per annum Unit should be eligible for small business rates relief, please confirm with council.
Rateable Value	£10,750
Service Charge	Fixed Service Charge £750pa.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (109)

Description

Light industrial / warehouse unit, open plan warehouse with a small WC at the front, forming part of a terrace of units constructed of standard block construction under a pitch roof.

Access to the premises is via a manual roller shutter door with an integral pedestrian entrance. The unit benefits from concrete flooring, strip lighting and three phase electricity, externally at the front there is one allocated parking space.

Location

The unit is situated on Dolphin Road Industrial Estate between Brighton & Worthing and forming part of a development known as Hall Business Centre. The A259 and A27 are nearby, providing convenient access, Shoreham town centre, rail station are within walking distance.

Nearby occupiers include Edgar’s Water, Phase Electrical, Pyroban, Paladone Products, WSM Plastics, Higgidy, Infinity Foods, Barnes DAF and Heritage Parts Centre.

Accommodation

The accommodation comprises the following areas:

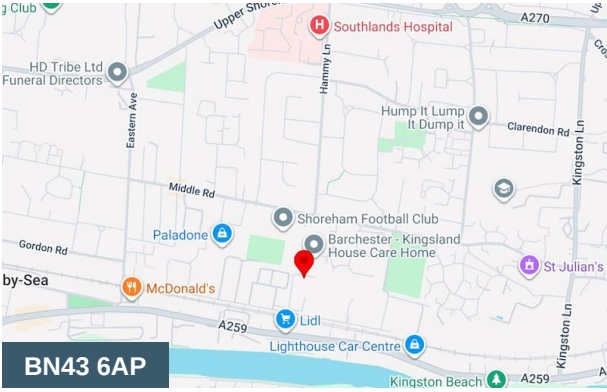
Name	sq ft	sq m
Ground	1,081	100.43
Total	1,081	100.43

Viewings

Viewings can be arranged via the Landlords Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £13,250pax with fixed annual service charge of £750.00.



Viewing & Further Information



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