

**TO LET**



# Industrial / Warehouse Unit

**22,084 sq ft with extensive yard & parking**

The Builder's Centre, Arndale Road, Littlehampton, West Sussex BN17 7GA

**Rent £215,000 per annum exclusive**

ALL ENQUIRIES  
THROUGH  
SOLE AGENTS



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**01903 251600**

307 Goring Road, Worthing,  
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# Location

The property is strategically located on the Lineside Industrial Estate and forms part of an established commercial centre on the south coast in Littlehampton, West Sussex.

The property benefits from excellent road communications being directly located on the A259 bypass, a coastal road providing access to neighbouring towns such as Bognor Regis (7 miles west), Worthing (9 miles east), Brighton (22 miles east) and London (65 miles north). The A27 dual carriageway is conveniently located 2.5 miles (4km) to the north, providing links to the south coast conurbation, M23 and M25 motorways. Rail communications are good, with Littlehampton station providing direct and frequent links to Brighton (38 minutes) and London Victoria (1 hour 35 minutes) respectively. The train station is a fifteen minute walk from the subject property, making it popular and convenient for occupiers on site.





# Description

The property comprises a self-contained low site cover trade counter unit, with substantial warehouse / light industrial units at the rear. It was constructed in 2005 of steel portal frame, sitting on a site of approximately 1.81 acres, and will be ready for occupation from January 2024.

The front trade counter benefits from superb 22ft window frontage, suspended ceiling with inset lighting, ample electrical points, slat walling and shelving and ceiling mounted heating (not tested). It inter-connects with the main warehouse, mezzanine level and staff welfare facilities. The main warehouse benefits from a double pitch formation roof, metal profile sheeting, concrete flooring, six roller shutter doors (12' 7" x 15' 7"), 5.1 metre eaves and three phase electricity. Externally, the property benefits from a superb, exclusive tarmacked yard which is surrounded by palisade fencing. There is allocated car parking to the front, for approximately 12 vehicles.





# Accommodation

The property has been measured in accordance with the RICS code of measurement practice.

The property totals a gross internal area of 22,084 sq ft

## Site

The property occupies a site area of approximately 1.81 acres, reflecting an overall site coverage of approximately 28%.

## Further Information

### Tenure

The property is available by way of a new FR&I Lease with terms to be negotiated and agreed.

### Rent

£215,000 per annum exclusive.

### VAT

We are informed that VAT is to be charged on the quoting rent.

### Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £183,000. Any questions relating to business rates should be directed to Arun District Council.

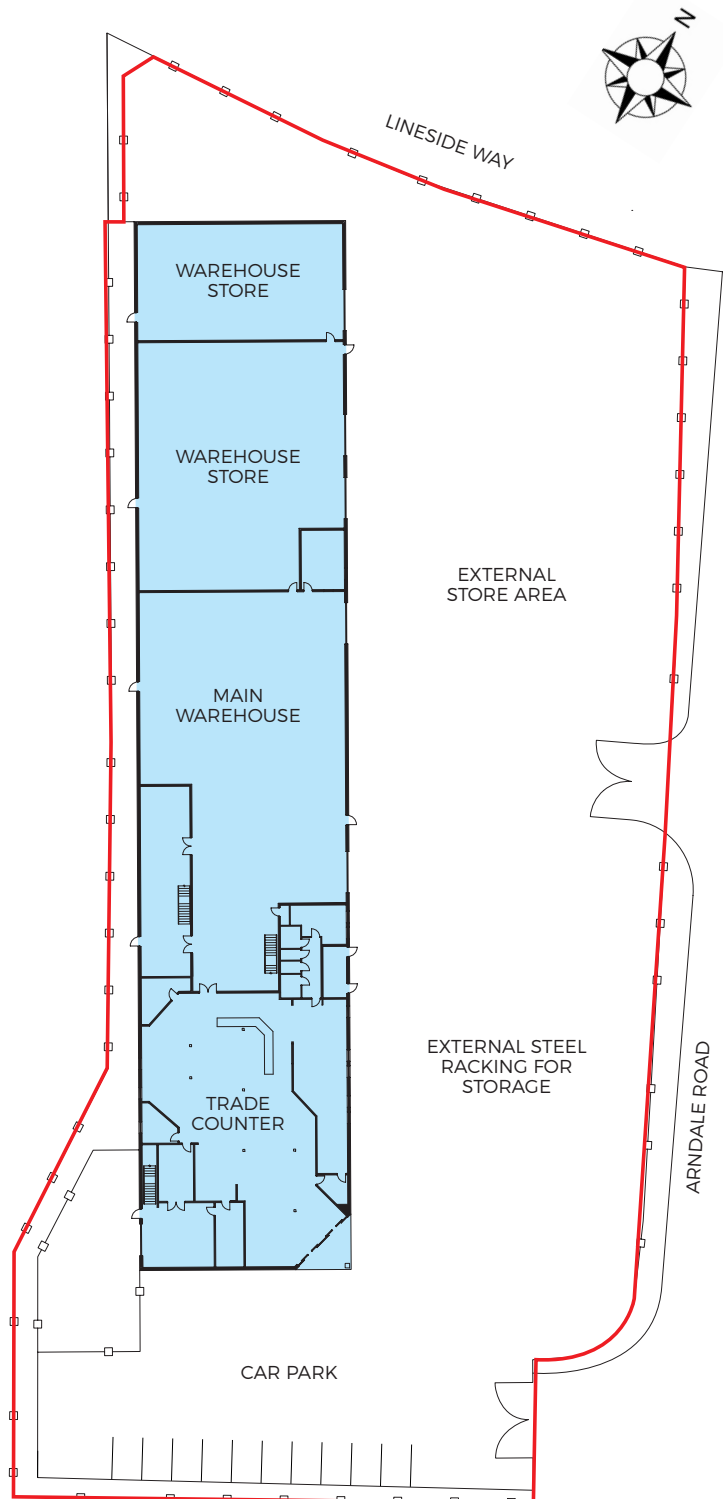
### Legal Fees

Each party to pay their own legal costs incurred in this transaction.

### EPC

To follow.

## Floorplan



Floorplan illustration is for identification purposes only. Measurements are approximate. Not to scale.

# Property Photos



## Viewing

Strictly by appointment via sole agents

**Jon Justice**

01903 251600 / 07398 163431

jon@justiceandco.co.uk

**Sarah Justice**

01903 251600 / 07852 137309

sarah@justiceandco.co.uk