

The Green Shed  
Littlehampton Shipyard, Rope Walk,  
Littlehampton, West Sussex, BN17 5DE



**LIGHT INDUSTRIAL /  
WAREHOUSE / STORAGE**

2,100 Sq Ft  
(195 Sq M)

**RENT: £19,000 Per Annum**

## Light Industrial Warehouse / Workshop Unit on Riverside Location

- + Situated on Popular Littlehampton Shipyard Development
- + Suit Variety of Commercial Uses (stpc) - Hobby Storage or Storage & Distribution Occupiers Preferred
- + Flexible Licence Terms Available
- + Available For Quick Occupation
- + Potential For Allocated Parking On-Site
- + Direct Access Via Footbridge to Littlehampton Town Centre





## Location

The Shipyard is located on the west bank of the River Arun on the West Sussex coastline. Located a few minutes walk from the towns railway station (over the footbridge) where regular services along the southcoast and north to London depart. Littlehampton town centre with its array of eateries, retail outlets and seafront are a short walk away. The Shipyard is within close proximity of the A259 & A27 roads. Littlehampton is a seaside resort in the Arun District of West Sussex with neighbouring towns including Worthing (9 miles east), Bognor Regis (8 miles west) & Arundel (5 miles north).

## Description

The unit comprises of a fairly modern light industrial/workshop unit with both manual roller shutter loading door and separate pedestrian access door. Internally the unit is of open plan nature with small store and WC facilities located to the rear. Internally the unit benefits from 3 phase electrics, LED lighting, concrete floor, manual roller shutter door (13' wide x 9'), eaves height of 11' at the lowest rising to 15' at the highest and is ready for immediate tenant fit out. Externally there is one allocated parking space with the unit however, surrounding roads are non restricted and deliveries can be accepted via the Old Ferry Road.

## Accommodation

Floor / Name	SQ FT	SQM
Warehouse / Workshop	2,100	195
<b>Total</b>	<b>2,100</b>	<b>195</b>

## Terms

The property is available by way of a new flexible licence agreement for a term of 2 or 3 years to be granted outside the provisions of the 1954 Landlord & Tenant Act.

## Business Rates

Interested parties are asked to contact Arun District Councils business rates department on 01903 737500 to ascertain whether they are eligible for small business rates relief.

## Summary

- + **Rent** - £19,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – C(52)

## Viewing & Further Information

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