



**INDUSTRIAL /  
WAREHOUSE/ TRADE  
COUNTER / STORAGE**

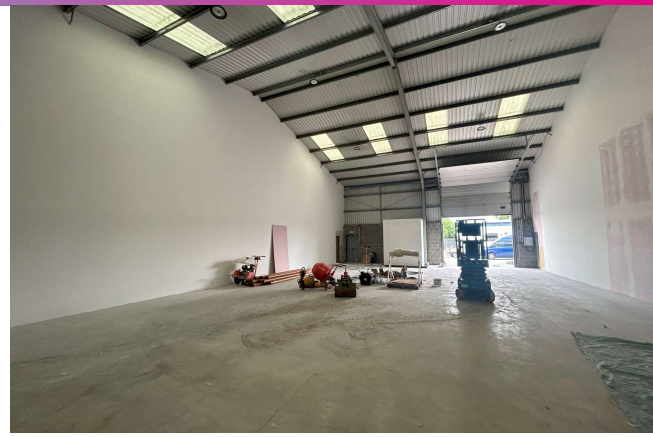
2,600 Sq Ft  
(241 Sq M)

**RENT: £31,200 PER ANNUM**

## Refurbished High Bay Warehouse with Allocated Parking on Popular Industrial Estate To Let

- + Situated on Popular Littlehampton Industrial Estate
- + Superb Transport Links
- + 12'7" x 15'7" Roller Shutter Door. Eaves Height of 5.1M
- + Suit Variety of Commercial Uses (stpc)
- + Ready For Immediate Occupation
- + New Lease Terms Available





## 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 of a mid terrace refurbished warehouse / light industrial unit constructed in 2005 of steel portal frame, sitting on a site of approximately 1.81 acres. The unit, which is suitable for a variety of commercial uses (stpc) is ready for immediate occupation on new lease terms having been refurbished throughout. The unit benefits from superb 12'7" x 15'7" electric roller shutter doors, 5.1m eaves height, concrete flooring, LED lighting, 100amp 3 phase electricity, pedestrian door to front with fire door to rear and with newly installed WC located to the front.

Externally, the property benefits from a superb, exclusive tarmacked area where allocated parking for each unit on the estate is located. Further details available upon request.

## Accommodation

Floor / Name	SQ FT	SQM
Warehouse	2,600	241
<b>Total</b>	<b>2,600</b>	<b>241</b>

## Terms

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

## Business Rates

The property was formally rated as one large warehouse known as "The Builders Centre". Once the refurbishment works have been completed the property will be re-rated. Interested parties are asked to contact Arun District Council directly to ascertain whether any rates relief would be applicable to their business.

## Summary

- + **Rent** - £31,200 Per Annum Exclusive
- + **VAT** - To Be Charged
- + **Service Charge** - TBA
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - C(54)
- + **NB** - Please note the address used is not the current address of the site which is known as "The Builders Centre, Arndale Road, BN17 7HD"

## Viewing & Further Information

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