



**INDUSTRIAL / WAREHOUSE
/ TRADE COUNTER**

1,850 Sq Ft
(172 Sq M)

RENT: £17,500 PER ANNUM

Ground & First Floor
Light Industrial /
Storage Premises
with Allocated
Parking

- + Situated on Popular Industrial Estate in Littlehampton, West Sussex
- + Superb Transport Links to A259 & A27. Littlehampton Railway Station Situated Opposite
- + Available By Way of New FR&I Lease
- + Suit Variety of Commercial Uses (stpc)
- + Allocated Parking To Front
- + Viewing Highly Recommended



**NOT TO SCALE.
For indicative purposes only**



Location

The Riverside Industrial Estate comprises of a well established development of circa 60 individual light industrial / warehouse units of varying sizes. The subject unit is of steel frame construction providing modern warehouse accommodation with a forecourt / loading area. The Riverside Industrial Estate is located on Bridge Road, one of the main access roads into Littlehampton, adjacent to the junction with the Littlehampton bypass (the A259).

Littlehampton railway station is located opposite the industrial estate providing regular services along the south coast and north to London. Both the A24 and A27 trunk roads are within 10 minutes drive. Littlehampton is a popular seaside town with a population of approx. 30,000 and is situated in between the town of Worthing (10 miles east) and the city of Chichester (14 miles west).

Description

An opportunity to lease a two storey light industrial / warehouse premises with allocated parking on one of Littlehampton's premier industrial estates.

Accessed via pedestrian door the ground floor will provide open plan warehouse accommodation with kitchen and WC located to the front. Internal stairs lead to a first floor mezzanine level suitable for further storage or office accommodation.

The unit benefits from concrete flooring, suspended ceiling with inset lighting, three phase electricity and is presented to the market ready for Tenant fit out. Externally the property has allocated parking within a shared front car park / yard area.

This is seen as a rare opportunity to lease a versatile building suitable for workshop, manufacturing, retail and storage uses and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor	936	87
First Floor	914	85
Total	1,850	172

Terms

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

Business Rates

According to the VOA (Valuation Office Agency) has a rateable value of £14,000. Interested parties are asked to contact Arun District Council to discuss what relief, if any, is applicable to their business.

Summary

- + **Rent** - £17,500 Per Annum Exclusive
- + **VAT** - To Be Charged
- + **Service Charge** - Approx £420 Per Annum
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - B(36)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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