

Industrial

UNIT 1 | MINSTER COURT

Courtwick Lane, Littlehampton, BN17 7RN



UNIT 1 | 3,214 SQ FT

Industrial Unit

Minster Court is a well-established industrial estate offering flexible workspace in a highly accessible location. With 24-hour access, ample car parking, and generous circulation space, the estate provides a practical and efficient environment for a variety of business operations.

Unit 1 is an end of terrace unit with parking to the front. This unit benefits from a large warehouse space and office area.



Lease Type

New

✔ Unit Summary

- Premier Industrial Location
- Office Accommodation
- Flexible Space
- Close to Transport
- Car Parking
- WC Facilities

£ Occupational Costs

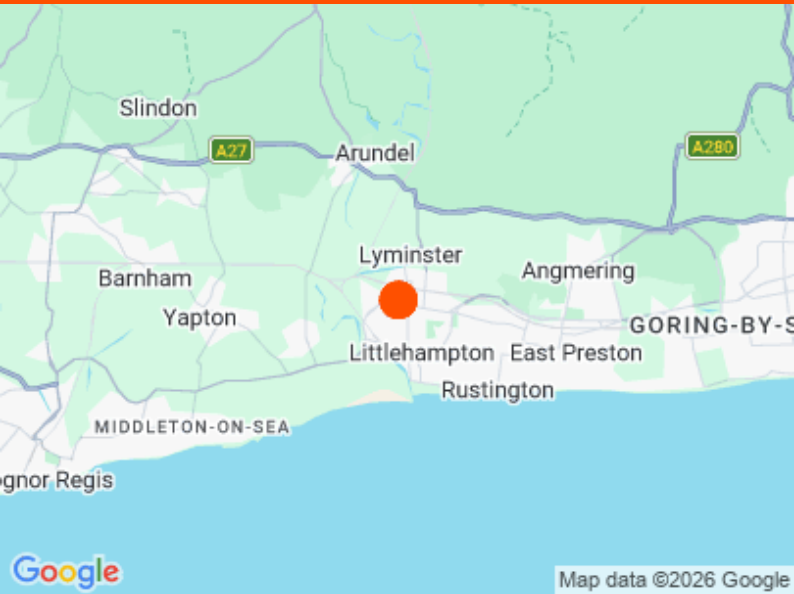
	Per Annum	Per Sq Ft
Rent	£44,600.00	£13.88
Rates	£12,250.00	£3.81
Maintenance Charge	£7,070.80	£2.20
Insurance	£964.20	£0.30
Total Cost	£64,885.00	£20.19

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Minster Court is on the south side of Courtwick Lane approximately 200 mts from its junction with Lyminster Road which in turn provides direct access to the A27 1½ miles to the north and the Littlehampton By-Pass (A259 coast road) immediately south and is located approximately mid-way between Bognor (9 miles to the west) and Worthing (7 miles to the east) via the A259.



Road
A27: 1 mile



Airport
Gatwick: 29 miles



Rail
Littlehampton: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (112)



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Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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For more info please visit: unit.info/UIP0300102

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