

LINESIDE

INDUSTRIAL ESTATE

LITTLEHAMPTON, WEST SUSSEX, BN17 7HD

WWW.LINESIDE.NET

RECENTLY REFURBISHED STAND ALONE LIGHT INDUSTRIAL UNIT WITH YARD

Approximately 6,515 sq ft (605.26 sq m) plus mezzanine 706
sq ft (65.59 sq m) gross internal floor area

TO LET – NEW LEASE



**UNIT 3, LINESIDE INDUSTRIAL ESTATE,
ELDON WAY, LITTLEHAMPTON, WEST SUSSEX, BN17 7EH**



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available on our website: www.shw.co.uk

Stiles Harold Williams prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Stiles Harold Williams will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Stiles Harold Williams may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of any appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.

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Unit 3 Lineside Industrial Estate, Littlehampton – February 2012

Location

The unit is situated on the established Lineside Industrial Estate. The unit is on Arndale Road at its junction with Lineside Way. The Lineside Industrial Estate is situated approximately one mile north of Littlehampton Town Centre with the A27 South Coast Trunk Road approximately four miles to the north. The Estate is accessed directly off the A259 Littlehampton By-Pass and is within walking distance of both Littlehampton Railway Station and the adjacent Retail Park where occupiers include Tesco, Currys and Wickes.

Description

A stand alone industrial unit with enclosed yard. The unit is of steel frame construction with brick and block work elevations and is accessed via a roller shutter loading door. The unit which has recently been refurbished is currently arranged internally to provide an open plan office, a reception/entrance area, WC facilities and a production/warehouse area. There is a mezzanine storage area. The unit has its own enclosed yard area.

Accommodation

The accommodation is currently arranged as follows:

	<u>Sq Ft</u>	<u>Sq M</u>
Offices	975	90.58
Production/Warehouse Area	5,540	514.68
TOTAL GROSS INTERNAL FLOOR	6,515	605.26

In addition, there is a mezzanine floor area 65.59 sq mts (706 sq ft)

Terms

A new full repairing and insuring lease is available for a term to be agreed.

Rent

£36,000 per annum exclusive of rates, service charge and VAT.

VAT

VAT will be payable on the rent and service charge



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Legal Costs

Both parties are to be responsible for their own legal costs incurred in the transaction.

Rates

We are advised by the Local Rating Authority that the Rateable Value is £30,000.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

◀ 80 This is how energy efficient the building is.

Viewing

Strictly by appointment with SHW.

CBRE Richard Ellis Ltd

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