

# LINESIDE

INDUSTRIAL ESTATE

LITTLEHAMPTON, WEST SUSSEX, BN17 7HD

WWW.LINESIDE.NET

## RECENTLY REFURBISHED LIGHT INDUSTRIAL UNIT

Approximately 3,480 sq ft (323.35 sq m)  
Gross Internal Floor Area

**TO LET – NEW LEASE**



### UNIT 6C, LINESIDE INDUSTRIAL ESTATE ARNDAL ROAD, LITTLEHAMPTON, WEST SUSSEX



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](http://www.shw.co.uk)

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6C, Lineside Industrial Estate, Littlehampton – July 2011

### Location

The unit is situated in the centre of the established Lineside Industrial Estate with access off Arndale Road. The Lineside Industrial Estate is situated approximately one mile north of Littlehampton Town Centre, and the A27 South Coast Trunk Road is 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 mid-terrace industrial unit forming part of a terrace of six similar industrial and warehouse units. The unit is of steel frame construction with brick and block work elevations and is accessed via a roller shutter loading door.

The unit has recently been refurbished and is currently arranged internally to provide an open plan office area together with a workshop plus two WC's. There is parking to the front of the unit. The office area is carpeted and lit whilst the workshop area is lit.

### Accommodation

The accommodation is currently arranged as follows:

	<u>Sq Ft</u>	<u>Sq M</u>
Offices	508	47.21
Workshop/Factory Area	2,972	276.10
Total GIA	3,480	323.31

### Terms

A new full repairing and insuring lease for a term to be agreed, subject to upward only rent reviews.

### Rent

£20,880 per annum exclusive of rates, service charge and VAT.



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## VAT

VAT will be payable on the rent.

## Rates

To be reassessed.

## Viewing

Strictly by appointment with SHW.

### CBRE Richard Ellis Ltd

The Quay, 30 Channel Way,  
Ocean Village  
Southampton  
West Sussex SO14 3TG  
Tel: **02380 206313**  
Fax: 02380 236588  
Email: [nick.tutton@cbre.com](mailto:nick.tutton@cbre.com)

Contact: Nick Tutton

### Stiles Harold Williams

6 Liverpool Terrace  
Worthing  
West Sussex BN11 1TA  
Tel: **01903 229201**  
Fax: 01903 219864  
E Mail: [dmarsh@shw.co.uk](mailto:dmarsh@shw.co.uk)

Contact: Duncan Marsh

### Stiles Harold Williams

One Jubilee Street  
Brighton  
East Sussex BN1 1GE  
Tel: **01273 876212**  
Fax: 01273 876298  
E Mail: [dmartin@shw.co.uk](mailto:dmartin@shw.co.uk)

Contact: David Martin

**Subject to Contract**



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