

LINESIDE

INDUSTRIAL ESTATE

LITTLEHAMPTON, WEST SUSSEX, BN17 7HD

WWW.LINESIDE.NET

RECENTLY REFURBISHED LIGHT INDUSTRIAL UNIT

Approximately 2,974 sq ft (276.24 sq m)
Gross Internal Floor Area

TO LET – NEW LEASE



UNIT 6E 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

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.



6E, Lineside Industrial Estate, Littlehampton – February 2012

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 two offices together with a workshop plus two WC's. There is parking to the front of the unit.

Accommodation

The accommodation is currently arranged as follows:

	<u>Sq Ft</u>	<u>Sq M</u>
Offices	562	52.23
Workshop/Factory Area	2,412	224.03
Total GIA	2,974	276.24

Terms

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

Rent

£17,850 per annum exclusive of rates, service charge and VAT.



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VAT

VAT will be payable on the rent.

Rates

We have been verbally advised by the local authority that the rateable value for the premises is £14,500.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **154** This is how energy efficient the building is.

Less energy efficient

Viewing

Strictly by appointment with SHW.

Stiles Harold Williams
6 Liverpool Terrace
Worthing
West Sussex BN11 1TA
Tel: 01903 229201
Fax: 01903 219864
E Mail: 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

Contact: David Martin

Subject to Contract



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