

## FOR SALE/TO LET - INDUSTRIAL



Unit N8, Riverside Industrial Estate, Bridge Road, Littlehampton, West Sussex BN17 5DF

6,539 Sq Ft (607.47 Sq M)

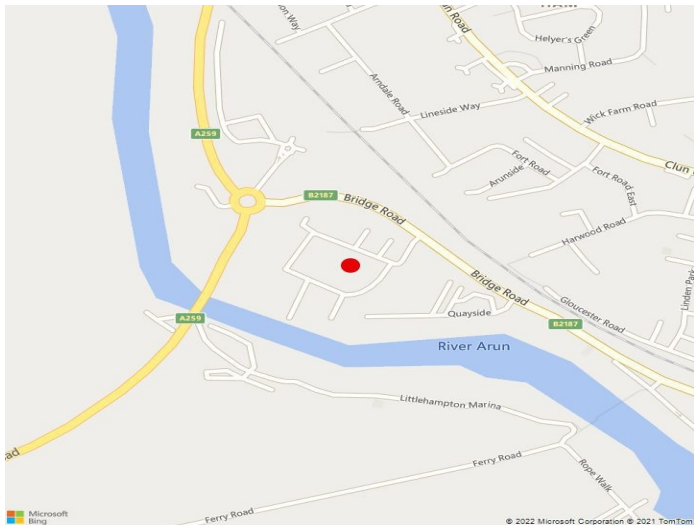
Guide price £1,150,000/£58,850 per annum exclusive

**INDUSTRIAL UNIT TO LET**

- POPULAR ESTATE
- 6,500 SQ FT
- CONVENIENT FOR ROAD NETWORKS
- 24 HOUR ACCESS

## Location

Riverside Industrial Estate is situated just off the A259 and is an established industrial and commercial location. Easy links to the A27. The unit adjoins Howdens and is in the same block as CEF.



## Description

The property comprises a unit with 8 allocated car spaces plus loading area. It has full height vehicular access. There are ground floor and first floor office areas. There is 24 hour access.

Eaves height 20 ft  
Ridge height 22 ft



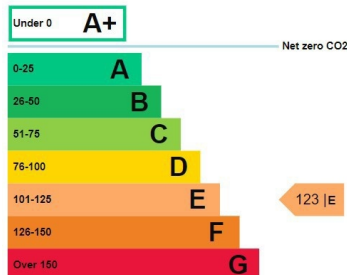
## Accommodation

Accommodation	sq ft	sq m
Ground Floor	5,891	547.27
First Floor	648	60.2
Total Area	6,539	607.47

## EPC

An energy performance certificate (EPC) is available upon request. The property has an asset rating of E (123).

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Price/Rent

£1,150,000 Guide price/£58,850 per annum exclusive

## Terms

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

## Legal Costs

Each party to bear their own legal costs.

## Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £53,500

Rates Payable : £27,392 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## Viewings

Strictly by appointment through VDBM.  
toby.woodward@vdbm.co.uk 01923 845221

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.