



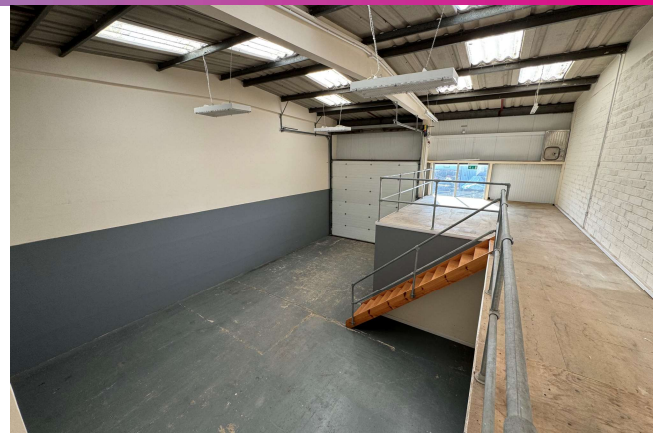
**LIGHT INDUSTRIAL /
WAREHOUSE**

1,463 Sq Ft
(136 Sq M)

RENT: £16,155 Per Annum

Light Industrial /
Warehouse Unit
with Allocated
Parking on
Picturesque Marina

- + Situated On Private Marina
- + Available For Immediate Occupation
- + Suit New or Expanding Business Looking For Warehouse Space With Low Overheads
- + Suit Variety of Commercial Uses (stpc)
- + Flexible Lease Terms Available
- + Ground Floor Reception with Additional First Floor Mezzanine Storage Level
- + Viewing Highly Recommended



Location

Littlehampton Marina is located on the west bank of the River Arun on the West Sussex coastline. Located a few minutes walk from the railway station (over the footbridge) with its regular services along the south coast and north to London. Littlehampton town centre with its array of eateries, retail outlets and seafront are a short walk away. The Marina is within close proximity of the A259 & A27 roads. Littlehampton is a seaside resort in the Arun District of West Sussex with neighbouring towns including Worthing (9 miles east), Bognor Regis (8 miles west) & Arundel (5 miles north).

Description

An opportunity to lease a well presented light industrial / warehouse unit with allocated parking on the highly popular family run Littlehampton Marina site. The warehouse which is located mid-terrace in a small development of light industrial units comprises of a ground floor warehouse with private reception / office with internal stairs from the warehouse leading to a small first floor mezzanine storage level. The front reception / office is attractive with plenty of natural light and benefits from carpeted flooring, spot lighting, ample electrical points and has direct access onto the warehouse. The warehouse benefits from concrete flooring, strip lighting, 14ft x 12ft roller shutter door & 20ft eaves height. At the rear of the warehouse is a WC.

Externally there is allocated parking for 4 vehicles directly in front of the unit.

Accommodation

| Floor / Name | SQ FT | SQM |
|-------------------------|--------------|------------|
| Office / Reception | 238 | 22 |
| Warehouse | 875 | 81 |
| Mezzanine Storage Level | 350 | 33 |
| Total | 1,463 | 136 |

Terms

The Industrial unit is available on either short or long term agreements with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £13,250. Interested parties are asked to contact Arun District Council to confirm what rates relief or exemption may be applicable to their business.

Summary

- + **Rent** - £16,155 Per Annum Exclusive
- + **VAT** - Not To Be Charged On The Rent
- + **Service Charge** - There is No Service Charge Attributed To This Unit
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - C(72)

Viewing & Further Information

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