



**INDUSTRIAL / TRADE  
COUNTER / STORAGE**

2,162 Sq Ft  
(200 Sq M)

**RENT: £24,500 Per Annum**

Light Industrial /  
Warehouse Unit  
with 5 Allocated  
Parking Spaces 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 Warehouse with First Floor Mezzanine Office & Storage
- + 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 light industrial unit on the picturesque and popular Littlehampton Marina site. The unit comprises of an open plan warehouse at ground floor level with WC, kitchen and small office. A metal internal staircase leads to first floor mezzanine level comprising of two small office areas and some ancillary storage space. Internally the property benefits from 3 phase electrics, concrete flooring, 16ft x 16ft roller shutter door and is ready for a tenant to fit out to their specification. Externally the property has 5 allocated parking spaces and a private loading area. This unit could provide accommodation for a trade counter, industrial storage, manufacturing purposes or a showroom (subject to gaining any necessary consents) and the Landlords prior written approval.

## Accommodation

Floor / Name	SQ FT	SQM
Warehouse	1,500	139
Kitchen	45	4
Office	130	12
First Floor Mezzanine Offices	122	11
First Floor Mezzanine Store	365	34
<b>Total</b>	<b>2,162</b>	<b>200</b>

## Terms

The property is available on a new FR&I Lease with terms to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £15,500. Interested parties are asked to contact Arun District Councils business rates department to ascertain whether businesses can claim any rates relief or exemption.

## Summary

- + **Rent** - £24,500 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Deposit** - 3 Months
- + **Service Charge** - There is No Service Charge Attributed To This Unit
- + **Legal Costs** - Each Party To Pay Their Own Costs Incurred
- + **EPC** - D(77)

## Viewing & Further Information

### Jon Justice

01903 251 600 / 07398 163 431  
[jon@justiceandco.co.uk](mailto:jon@justiceandco.co.uk)

### Sarah Justice

01903 251 600 / 07852 137 309  
[sarah@justiceandco.co.uk](mailto:sarah@justiceandco.co.uk)

### Isla Ford

01903 251 600 / 07376 074 045  
[isla@justiceandco.co.uk](mailto:isla@justiceandco.co.uk)

307 Goring Road, Worthing, BN12 4NX  
[www.justiceandco.co.uk](http://www.justiceandco.co.uk)