

RIVERSIDE

INDUSTRIAL ESTATE

LITTLEHAMPTON WEST SUSSEX BN17 5DF



Units G and H

FULLY REFURBISHED
INDUSTRIAL UNITS FROM
1,000–20,000 SQ FT

TO LET

A3 2,400 SQ FT (222.97 SQ M)	E * 4,700 SQ FT (436.64 SQ M)	L3 1,930 SQ FT (179.30 SQ M)
B3 * 1,550 SQ FT (144.99 SQ M)	F 5,135 SQ FT (477.05 SQ M)	L4 965 SQ FT (89.65 SQ M)
C3 1,536 SQ FT (142.69 SQ M)	G/H 10,473 SQ FT (972.97 SQ M)	

* To be refurbished



Unit F



Unit H



Units L3 and L4



Unit L3

GENERAL SPECIFICATION

- Well-managed estate
- Recently refurbished units
- Close to Littlehampton train station
- Easy access onto A259
- Good eaves height on all units
- Varying sized units available
- Units can be easily combined to create larger units if required
- Full height loading doors

LOCATION

Riverside Industrial Estate is located approximately half a mile to the west of Littlehampton town centre, close to the Tesco Superstore.

The estate is adjacent to the junction at Bridge Road and the Littlehampton By-Pass (A259 coast road) and is located approximately midway between Bognor (8 miles to the west) and Worthing (8 miles to the east) via the A259. The estate is in close proximity to the south coast trunk road via the A289 Arundel Road.

DESCRIPTION

The Riverside Industrial Estate comprises a well-established development of circa 60 individual light industrial/warehouse units of varying sizes. These refurbished units are of concrete frame construction, with full height loading doors, good eaves height, and forecourt/loading areas.

TERMS

The units are available on new full repairing and insuring leases for a term to be agreed.

RATES

Interested parties are requested to make their own enquiries of Arun District Council Business Rates Department.

RENT

Upon application.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

VAT

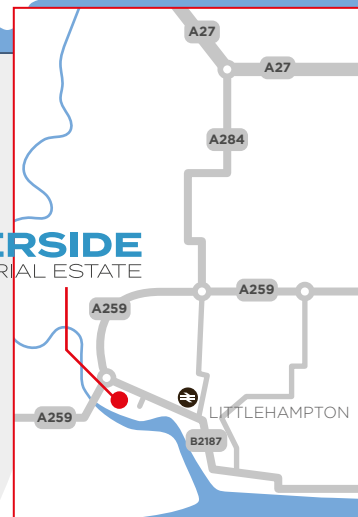
The units have been elected for VAT.

EPCs

Available upon request.



RIVERSIDE
INDUSTRIAL ESTATE



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