



**TO LET**

OFFICE 28,987 SQ FT / WAREHOUSE 38,104 SQ FT / TOTAL 67,091 SQ FT



### ACCOMMODATION

The property comprises a purpose-built detached warehouse/industrial unit of steel portal frame construction with internal offices. The office and warehouse elements are available as a single unit, or separately.

**The property benefits from the following:**

- 7.09m minimum eaves height
- Two electric level loading doors (3.86m (w) x 4m (h)); one with loading dock scissor lift.
- Secure rear yard
- 3-phase power
- Large car park
- Grade B Specification offices with raised floors
- Gas fired central heating for offices
- Male, female and accessible WC's on ground and first floors
- Canteen and fitted kitchen



### LOCATION

Littlehampton is a seaside town, within West Sussex located on the South Coast. It is conveniently located along the A27 south coast trunk road, which easily connects to:

- Brighton and A23/M23 motorway 21 miles;
- Portsmouth and A3 dual carriageway 29 miles;
- Southampton and M3 motorway 45 miles;
- London and M25 motorway 46 miles;
- Gatwick 40 miles.

The subject property is situated on the periphery of Littlehampton approximately one mile north of the town centre. Vehicular access to the property is via the A259, which is accessed from Ford Lane or the A284. Both roads link immediately to the A27 south-coast trunk road that leads to the M27, M3 and A24.

We understand the accommodation to have the following Gross Internal Area (GIA):

Office	28,987 sq ft	(2,693 sq m)
Warehouse	38,104 sq ft	(3,540 sq m)
<b>Total</b>	<b>67,091 sq ft</b>	<b>(6,233 sq m)</b>

#### EPC

We understand the property to have an EPC rating of

**C**

(53)

#### LEGAL FEES

Each party to bear their own legal costs incurred.

#### TERMS

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

#### BUSINESS RATES

The building is assessed as two currently, with a combined Rateable Value (2023) totalling:£523,500. Should you require further information on Business Rates, please contact our in house rating surveyor. **Daniel Green** ([d.green@flude.com](mailto:d.green@flude.com))

#### VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

For further information or to arrange a viewing or inspection, please contact the sole agents, Flude Property Consultants:

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