

LINESIDE

INDUSTRIAL ESTATE

LITTLEHAMPTON, WEST SUSSEX, BN17 7HD

WWW.LINESIDE.NET

**“RECENTLY REFURBISHED”
LIGHT INDUSTRIAL UNIT WITH INTEGRAL OFFICES**
Approximately 11,989 sq ft (1113.84 sq m)
gross internal floor area
TO LET – NEW LEASE



**UNIT 5c&d, LINESIDE INDUSTRIAL ESTATE,
ARNDALE ROAD, LITTLEHAMPTON, WEST SUSSEX, BN17 7HD**



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available on our website: www.shw.co.uk

Stiles Harold Williams prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Stiles Harold Williams will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Stiles Harold Williams may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of any appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.



Unit 5c&d Lineside Industrial Estate, Littlehampton – April 2014

Location

The unit is situated in the middle of the established Lineside Industrial Estate with access off Arndale Road. The Lineside Industrial Estate is situated approximately one mile to north of Littlehampton Town Centre and the A27 South Coast Trunk Road is approximately four miles to the north. The Estate is directly accessed in both northerly and southerly directions off the A259 Littlehampton By-Pass. It is within walking distance of both Littlehampton Railway Station and the adjacent Retail Park where the occupiers include Tesco, Currys and Wickes.

Description

The unit comprises two intercommunicating industrial/warehouse units which have recently been refurbished, forming part of a terrace of four industrial and warehouse units. The Unit is of steel frame construction with brick and block work elevations and is accessed via two roller shutter loading doors and double wooden loading doors. It has an eaves height of 5 m to the underside of the roof.

The Unit is arranged to provide a warehouse / industrial area together with an integral office section with a combination of open plan and individual offices plus WCs at ground floor level. There is parking to the side of the unit.

Accommodation The accommodation is currently arranged as follows:		Sq Ft	Sq M
	Ground Floor (offices)	1,485	138.01
	Ground floor (warehouse/factory area)	10,504	976.23
	TOTAL GROSS INTERNAL FLOOR AREA	11,989	1114.24

Terms

New full repairing and insuring lease for a term to be agreed, subject to upward only rent reviews.

Rent

£54,000 per annum exclusive of rates, service charge and VAT.

VAT

VAT is payable on the rent and service charge



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Rates

We are advised by the Local Rating Authority that the Rateable Value is £47,000 (2010 list).

Viewing

Strictly by appointment with SHW.

Stiles Harold Williams

6 Liverpool Terrace
Worthing

West Sussex BN11 1TA

Tel: 01903 229201

Fax: 01903 219864

E Mail: dmarsh@shw.co.uk

Contact: Duncan Marsh

Stiles Harold Williams

One Jubilee Street
Brighton

East Sussex BN1 1GE

Tel: 01273 876200

Fax: 01273 876298

E Mail: dmartin@shw.co.uk

Contact: David Martin

Subject to Contract



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Energy Performance Certificate

Non-Domestic Building



Unit 5c-5d
Arndale Road
Wick
LITTLEHAMPTON
BN17 7HD

Certificate Reference Number:
9200-9936-0357-8480-5060

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 77

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1230
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 63.21

Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

59 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.