

REFURBISHED WAREHOUSE & OFFICE BUILDING
TO LET 29,417 ft²



 **LINESIDE
INDUSTRIAL
ESTATE**

ARNDALE ROAD | LITTLEHAMPTON | BN17 7HD

**AVAILABLE
NOW**



ACCOMMODATION

The unit will have the following approximate gross internal floor areas.

UNIT	WAREHOUSE	GROUND FLOOR OFFICE	FIRST FLOOR OFFICE	TOTAL FT ²
12 - 13	25,133	2,142	2,142	29,417

SPECIFICATION

The detached warehouse and office building has been fully refurbished to include the following benefits:



FULLY FITTED OFFICES



DETACHED SELF CONTAINED BUILDING



4M EAVES HEIGHT



35 CAR PARKING SPACES



37.5 KN/m² FLOOR LOADING (TBC)



NEW ROOF



2x LOADING DOORS



ROOF MOUNTED PHOTOVOLTAIC PANELS



EV CHARGING POINTS



MOTION SENSITIVE LED LIGHTING TO OFFICES



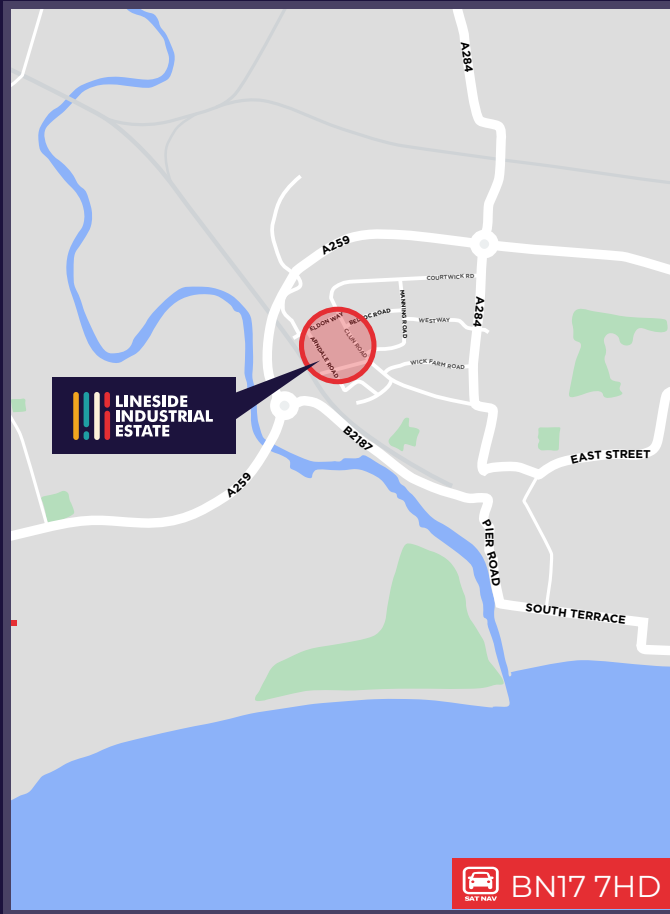
EPC 'A' RATING

SUSTAINABILITY/ECO INITIATIVE

LOCATION

The established Lineside Industrial Estate is located approximately 1 mile to the north of Littlehampton town centre with the A27 south coast trunk road approximately 4 miles to the north. The estate is directly accessed off the A259 Littlehampton By-Pass in both a southerly and northerly direction. It is within walking distance of both Littlehampton Railway Station and the adjacent retail park where the occupiers include Tesco, Currys and Wickes.

TRAVEL DISTANCES



BUSINESS RATES

To be assessed upon completion.

VAT

The unit will be elected for VAT.

EPC

A

LEGAL COSTS

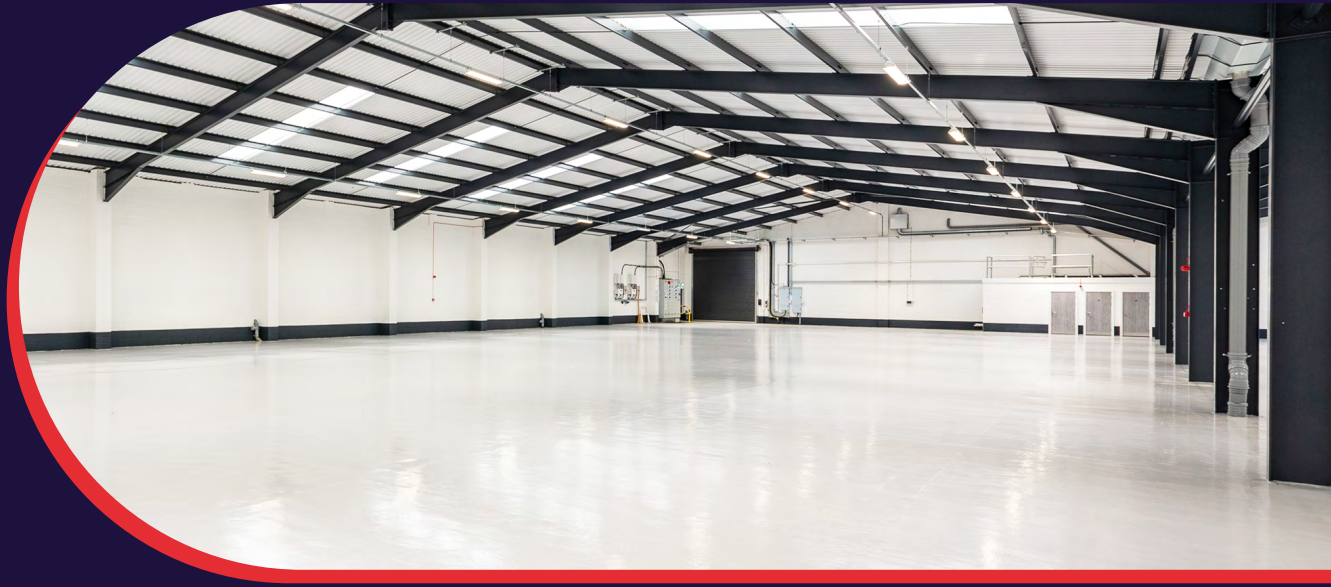
Each party is to bear their own legal costs.

TERMS

The unit will be available on new full repairing and insuring lease.

RENT

Rent on application.



For further information,
please contact:



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