

REFURBISHED WAREHOUSE & OFFICE BUILDING

TO LET 28,724 ft²



**LINESIDE
INDUSTRIAL
ESTATE**

UNITS 12/13 | ARNDALE ROAD | LITTLEHAMPTON | WEST SUSSEX | BN17 7HD

**AVAILABLE
NOW**



ACCOMMODATION

The detached building provides the following approximate floor area (GIA):

UNIT	WAREHOUSE	GROUND FLOOR OFFICE	FIRST FLOOR OFFICE	TOTAL FT ²
12 / 13	24,739	2,055	1,930	28,724

SUSTAINABILITY/ECO INITIATIVE

SPECIFICATION

The property comprises a comprehensively refurbished detached warehouse and office premises which benefits from the following:



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.

VAT

The unit will be elected for VAT.

EPC

A - 7

LEGAL COSTS

Each party is to bear their own legal costs.

TERMS

The unit is available on new full repairing and insuring lease.

RENT

Rent on application.



For further information,
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