



**TO LET**

Secure Compound, Riverside Industrial Estate,  
Bridge Road, Littlehampton, West Sussex. BN17 5DF



## Key Features

- Good location and access
- To be securely fenced and gated
- Services to be installed: water, electricity and drainage
- Rent £35,000 pax





## Location & Situation

The compound is situated on the established Riverside Industrial Estate located approximately a half mile to the west of Littlehampton Town Centre, close to the Tesco Superstore. The estate is adjacent to the junction of Bridge Road and the Littlehampton Bypass (A259 Coast Road) and 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 & Accommodation

A rare opportunity to lease a gated and secure, hard-standing compound at Riverside Industrial Estate in Littlehampton.

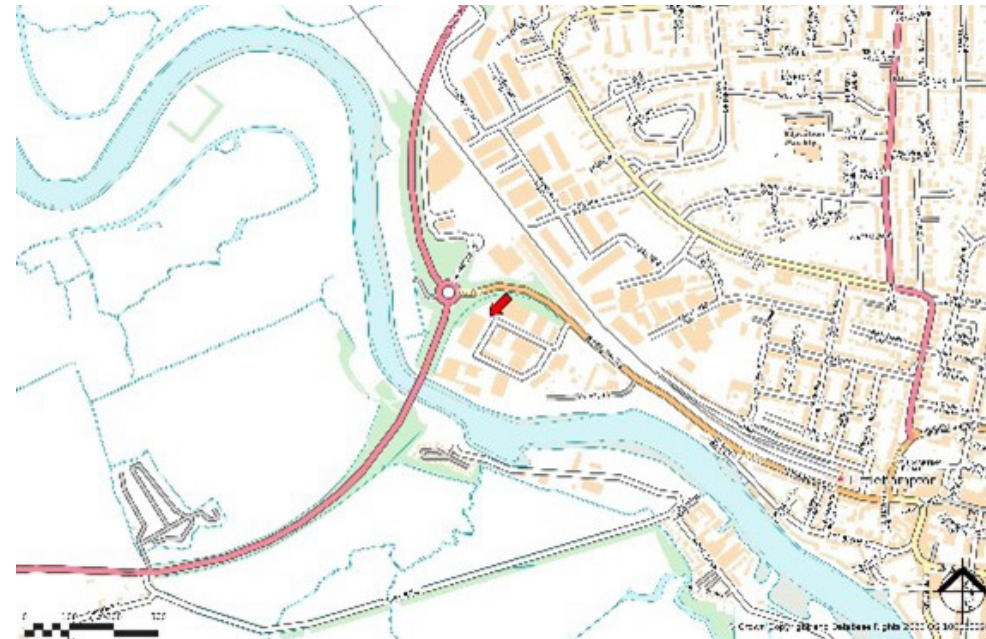
Area	Sq Ft	Sq M
Yard	10,150 sq ft	942.96 sq m

## Lease

A new full repairing and insuring lease is available on terms to be agreed

## Rent

£35,000 pax





Secure Compound, Riverside Industrial Estate,  
Bridge Road, Littlehampton, West Sussex. BN17 5DF

## Rateable Value

We would recommend interested parties contact the Local Authority for further information.

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

VAT will be chargeable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs incurred.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Viewings and Further Information

Please contact the joint sole agents Flude Property Consultants and Joint Agent Company:

**Mark Minchell**  
[m.minchell@flude.com](mailto:m.minchell@flude.com)  
01243 929136  
[www.flude.com](http://www.flude.com)

**Duncan Marsh**  
[dmarsh@shw.co.uk](mailto:dmarsh@shw.co.uk)  
01903 229201  
[www.shw.co.uk](http://www.shw.co.uk)



Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

6 April 2022

