



TO LET

DETACHED INDUSTRIAL / WAREHOUSE UNIT **38,104 SQ FT**

ACCOMMODATION

The property comprises a purpose-built detached distribution/industrial unit of steel portal frame construction. The external elevations are brick and partial cladding.

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 yard
- Large car park
- 3-phase power
- Male, female and accessible WC's

We understand the warehouse accommodation to have an approximate GIA of **38,104 sq ft (3,540 sq m)**.



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.

EPC

We understand the property to have an EPC rating of

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(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

Rateable Value (2017): £221,000 Should you require further information on Business Rates, please contact our in house rating surveyor. **Daniel Green** (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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