



**TO LET**

Unit 2A, Ferry Road, Littlehampton Marina  
Littlehampton, West Sussex BN17 5DS





## Key Features

- Waterside location close to the A259
- Minimum eaves of 5.81m to Max of 6.34m
- Roller shutter door (4.28m wide x 3.79m high)
- First floor mezzanine
- 4 car parking spaces
- Concrete floor
- Trade counter/office
- 3 Phase power
- No service charge
- Consideration may be given to removal of the mezzanine





## Location & Situation

Littlehampton is a seaside town, within West Sussex located on the South Coast. It is conveniently located along the A27 south coast trunk road.

The Marina is located on the west bank of River Arun on the West Sussex coastline. Located just a short walk away from the railway station and Littlehampton Town Centre.

The A259 is located 0.75 miles West of the site, with the A27 four miles north.





## Description & Accommodation

The unit comprises a light industrial/warehouse mid-terrace unit with 4 allocated parking spaces. The ground floor comprises an open warehouse with separate office/trade counter area which benefits from carpeted flooring, fluorescent lighting W/Cs & Kitchenette.

The warehouse benefits from min eaves of 5.81m, rising to 6.34m, is accessed via a large roller shutter door (4.28m wide x 3.79m high) and benefits from concrete flooring, strip lighting and oil heating, under a pitched sheet roof with inset translucent roof panels. A mezzanine has been erected and used for additional storage / workshop purposes.

Externally, the unit has allocated parking for four vehicles.

The accommodation has the following approximate floor areas (GIA):

Area	Sq Ft	Sq M
Ground Floor Warehouse	979	90.99
Ground Floor Trade Counter/Office	670	62.20
First Floor Mezzanine	320	29.74
<b>Total</b>	<b>1,969</b>	<b>182.93</b>

\*The unit is due to undergo refurbishment upon vacation by the outgoing tenants - more info available on request.

Consideration may be given to removal of the mezzanine to create a larger, clear span, open plan warehouse.







## Rateable Value

Ratable Value 2023: £18,000

Interested parties should make their own enquiries to satisfy themselves of their business rates liability and rates payable.

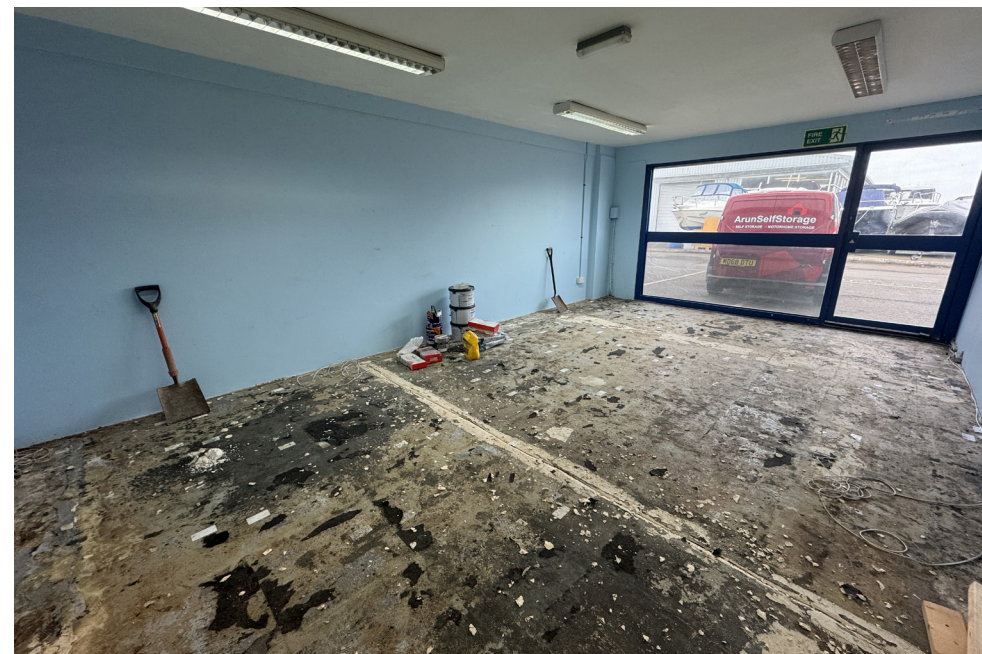
## EPC

We understand the property to have an EPC rating of C (72).

## Planning

We understand the property benefits from Use class B1 (egiii)/B8 however, interested parties should make their own enquiries and satisfy themselves in this regard.

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. It's therefore possible that the premises may benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed.

Rent on application.

There is no service charge payable.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## 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.



## Further Information

Please contact the sole agents Flude Property Consultants:

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