

UNIT 36

3,760 ft²



 **LINESIDE
INDUSTRIAL
ESTATE**

ELDON WAY | LITTLEHAMPTON | BN17 7HD

TO LET



ACCOMMODATION

Unit 36 has the following approximate gross internal floor areas.

UNIT	WAREHOUSE (SQ FT)	OFFICE (SQ FT)	TOTAL (SQ FT)
33	3,197	547	3,760
34	2,532	545	3,088
35	2,188	469	2,674
36	3,197	547	3,760

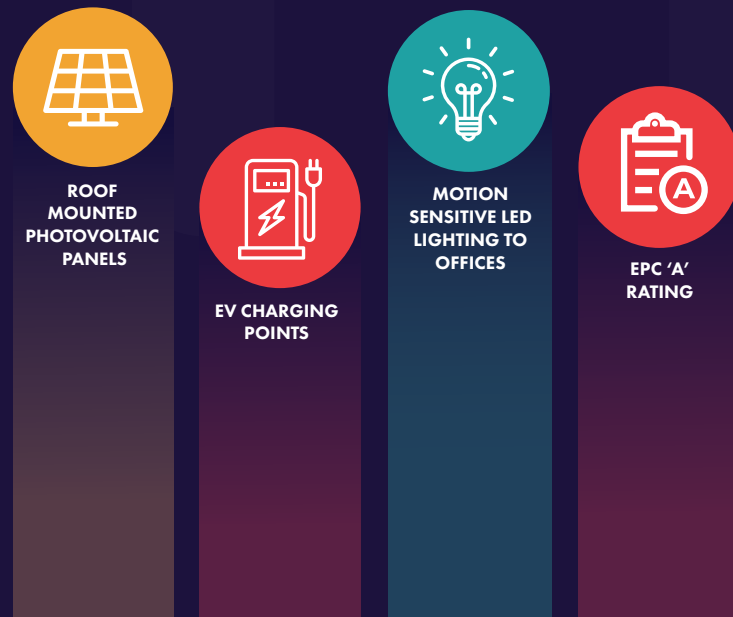
LET

SPECIFICATION

The terrace of 4 units has been completed to a high specification in 2022. Unit 36 provides a prominent end of terrace unit which benefits from:



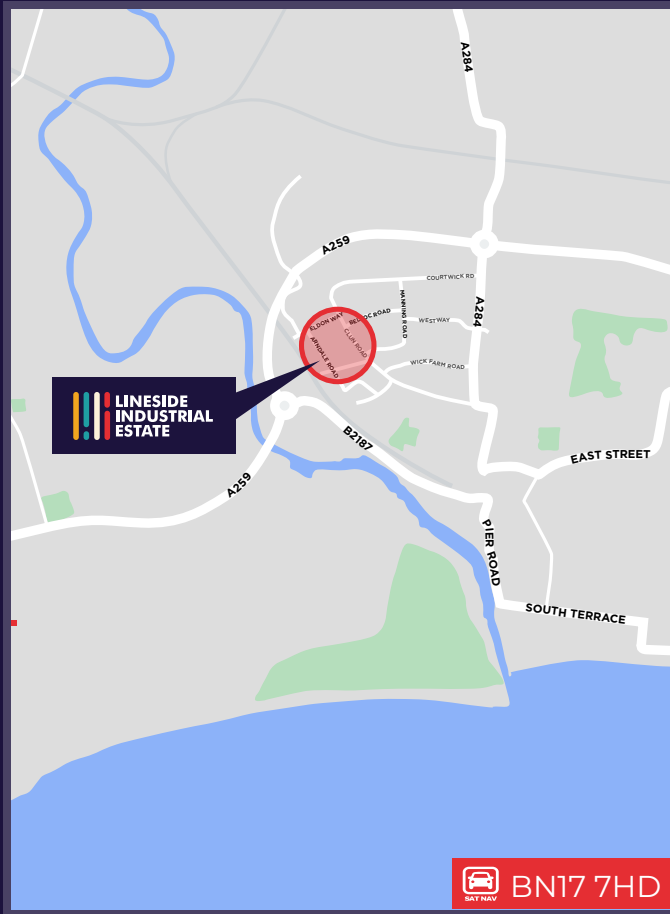
SUSTAINABILITY/ECO INITIATIVE



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

The tenant to make their own enquiries to The Valuation Office Agency website www.voa.gov.uk.

VAT

The unit will be elected for VAT.

EPC

A.

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,
please contact:



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