



TO LET

6E Lineside Industrial Estate
Arndale Road, Wick, Littlehampton, West Sussex, BN17 7HJ



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Key Features

- Established industrial location
- Located 0.5 miles from town centre
- Recently refurbished
- Three Phase power and mains gas supply
- Minimum eaves 3.85m (haunch) rising to 5m (Apex)
- Roller shutter door - 3.02m (w) x 3.86m (h)
- 4 allocated parking spaces plus additional overflow estate parking
- Carpeted reception and offices
- Available on new FRI lease



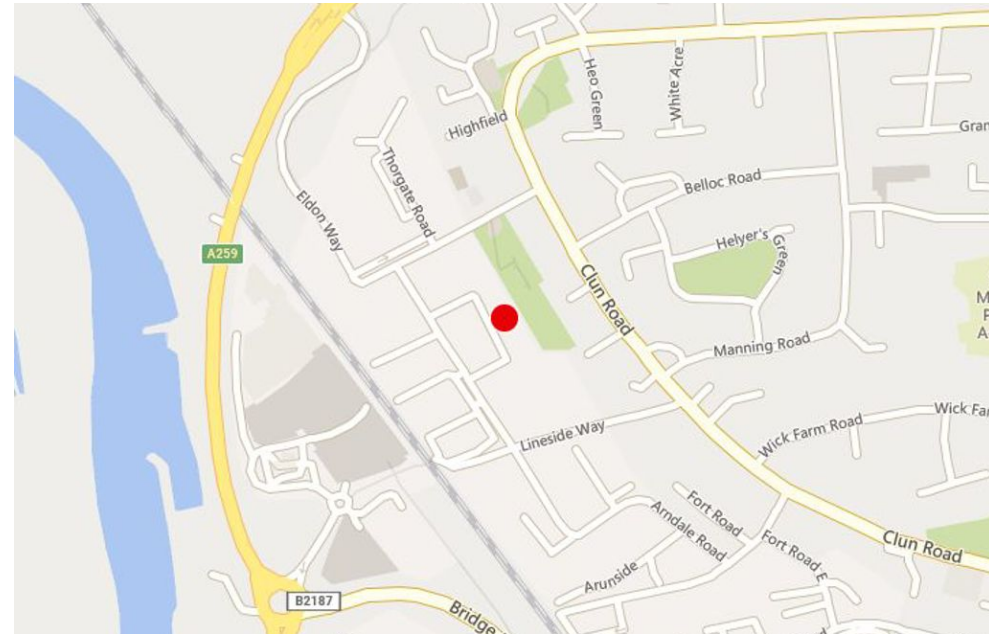


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Location & Situation

The unit is situated on the established Lineside Industrial Estate, which is located approximately half a 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, 0.4 miles to the north and is within walking distance of both Littlehampton Railway Station and the adjacent retail park where the occupiers include Tesco, Currys and Wickes.





Description & Accommodation

The property comprises a mid terrace industrial/warehouse building of steel portal frame construction, under a pitched sheet roof with translucent roof panels, with minimum eaves of 3.85m (underside of haunch) rising to 5.06m at the apex.

The unit is accessed via an up and over roller shutter door, with inset pedestrian door, measuring 3.02m (w) x 3.86m (h), alongside a separate glazed pedestrian door. Internally the unit has been refurbished throughout, offering open plan warehouse accommodation as well as carpeted offices.

Further amenities include, but are not limited to, roof hung lighting, 3 Phase power, mains gas supply, 2x W/Cs, and double glazed windows.

There are 4 allocated parking spaces to the front of the unit, with overflow estate parking nearby.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor Warehouse	2,429	225.65
Reception Lobby & Offices	516	47.94
Total	2,945	273.59





Rateable Value

Rateable Value (2026): £27,500

Occupiers should expect to pay approximately 43% of this amount.

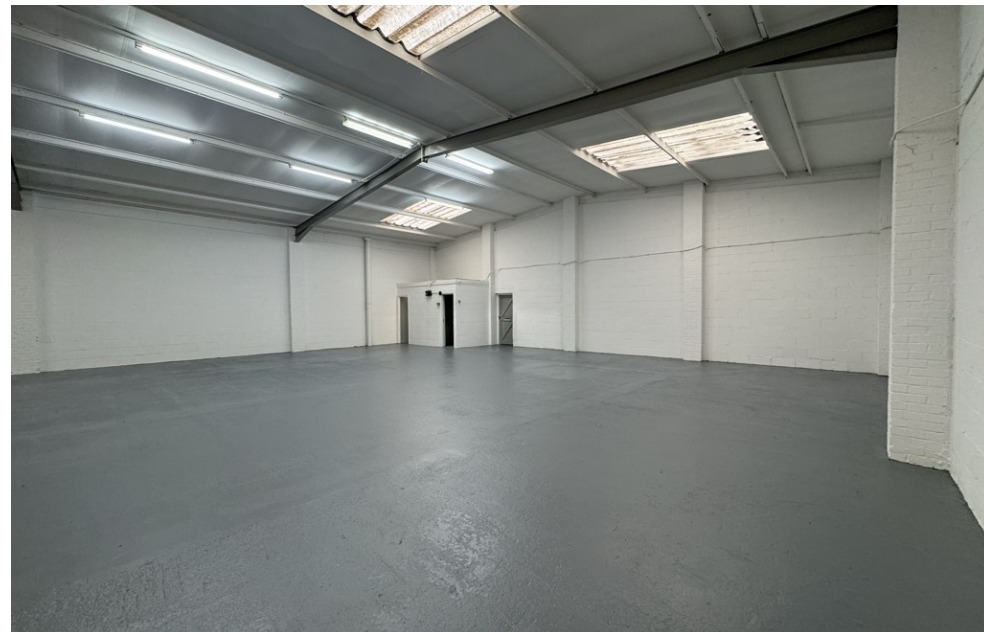
EPC

We understand the property to have an EPC rating of C 70.

Planning

We understand that the premises benefit from Class B1(c) Light Industrial / B2 General Industrial and B8 Storage and Distribution use within the Use Classes Order 1987 (as amended).

Occupiers should make their own investigations as to their required uses.





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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 is available upon application.

A estate service charge is to be confirmed, with the landlords insuring the building and the tenants re-imbursing their fair portion.

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.



Further Information

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14 September 2026

