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TO LET

INDUSTRIAL AND WAREHOUSE – 2,945 SQ FT (273.59 SQ M)

Unit 6E, Lineside Industrial Estate, Arndale Road, Littlehampton, West Sussex, BN17 7HD

Rent | On Application

Refurbished Industrial Unit to Let

10 September 2026

DESCRIPTION

A mid-terrace industrial and warehouse unit forming part of a terrace of 6 similar industrial and warehouse units. The unit is of steel frame construction with brick and blockwork elevations and is accessed via a roller shutter loading door.

The unit has recently been refurbished and is currently arranged internally to provide two offices together with a warehouse/workshop plus two WC's.

There is parking to the front of the unit.

LOCATION

The unit is situated in the centre of the established Lineside Industrial Estate with access off Arndale Road. The Lineside Industrial Estate is situated approximately one mile north of Littlehampton Town Centre and the A27 South Coast Trunk Road is approximately four miles to the north. The Estate is accessed directly off the A259 Littlehampton By-Pass and is within walking distance of both Littlehampton Railway Station and the adjacent Retail Park where occupiers include Tesco, Currys and Wickes.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Production/Warehouse Area (including offices & WC facilities)	2,945	273.59

AMENITIES / OPPORTUNITY

- Refurbished to a high standard
- LED lighting throughout
- 3-phase electricity
- Separate pedestrian entrance
- Car parking in front of the unit

RENT

On application.

TENURE

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

RATES

The current Rateable Value of the property is £27,500.

VAT

VAT will be chargeable on the terms quoted.

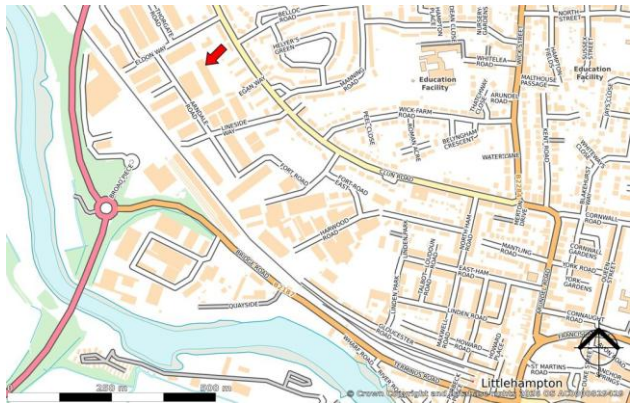
LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

51-75 C

69 C











VIEWINGS – 01903 229200

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