REFURBISHED WAREHOUSE & OFFICE BUILDING

TO LET 28,724 ft²



LINESIDE INDUSTRIAL ESTATE

UNITS 12/13 | ARNDALE ROAD | LITTLEHAMPTON | WEST SUSSEX | BN17 7HD

AVAILABLE NOW



ACCOMMODATION

The detached building provides the following approximate floor area (GIA):

UNIT	WAREHOUSE	GROUND FLOOR OFFICE	FIRST FLOOR OFFICE	TOTAL FT²
12 / 13	24,739	2,055	1,930	28,724

SUSTAINABILITY/ECO INITIATIVE

SPECIFICATION

The property comprises a comprehensively refurbished detached warehouse and office premises which benefits from the following:

- FULLY FITTED OFFICES
- DETACHED SELF CONTAINED BUILDING
- 4.8M EAVES HEIGHT RISING TO 6.9M
- 35 CAR PARKING SPACES
- 50 kN/m² FLOOR LOADING
- NEW ROOF
- 2x LOADING DOORS
- 288 kVA POWER SUPPLY
- ROOF MOUNTED PHOTOVOLTAIC PANELS
- EV CHARGING POINTS
- MOTION SENSITIVE LED LIGHTING
- EPC RATING A - 7

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
To be assessed.

VAT
The unit will be elected for VAT.

EPC
A - 7

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.







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