



Unit M1, Riverside Industrial Estate
Bridge Road, Littlehampton, West Sussex BN17 5DF

TO LET

INDUSTRIAL/WAREHOUSE UNIT

Total GIA 220.45 sq m (2,373 sq ft)

Key Features:

- Well-established development of circa 60 individual industrial/warehouse units
- Property currently being refurbished
- Three phase electricity & mains gas supply
- Minimum eaves height 5.00 m
- Manual roller shutter door (3.2m wide x 3.7m high)
- Four allocated parking spaces
- First floor office with perimeter trunking for data handling
- Available on new FRI lease
- Rent £19,300 pax
- Nearby occupiers Howdens Joinery, City Electrical Factors and Titan Storage





Unit M1, Riverside Industrial Estate
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Location

The Riverside Industrial Estate comprises a well established development of circa 60 individual light industrial/warehouse units of varying sizes.

The Riverside Industrial Estate is located on Bridge Road, one of the main access roads into Littlehampton, adjacent to the junction with the Littlehampton By-Pass (the A259).

Accommodation

The property which is due to be refurbished comprises an industrial/warehouse unit of concrete portal frame construction with brick and blockwork elevations with part profile cladding under a new insulated metal profile roof incorporating translucent roof panels.

The accommodation benefits from the following:

- Open plan industrial/warehouse space
- Minimum eaves height 5.00 m
- Three phase electricity
- Reception area
- WC facilities
- First floor offices
- Manual roller shutter door (3.2m wide x 3.7m high)
- Separate pedestrian entrance
- Parking for four vehicles
- Small yard area at the eastern elevation

The property has the following approximate **Gross Internal Area (GIA) of 2,373 sq ft (220.43 sq m).**

EPC

We understand the property to have an EPC rating of D(90).

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).

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £19,300 per annum exclusive.

The yearly service charge is estimated at approximately £1,200 plus VAT.

Business Rates

Rateable Value (2017): £17,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

We understand the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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