

# NEW WAREHOUSE UNITS

2,657 – 13,222 sq ft

COMPLETION  
Q4 2021



 **LINESIDE  
INDUSTRIAL  
ESTATE**

LITTLEHAMPTON | BN17 7HD

## 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.



## DESCRIPTION

The premises will comprise a single terrace of 4 adjoining units capable of being occupied individually or by a combination of units. The development is due for completion in Q4 of 2021 and will benefit from:

- Eaves Height: 8m
- Floor Loading : 37.5 Kn/m2
- Loading Doors: One electric roller shutter door per unit
- Offices: Fully fitted first floor offices
- Dedicated car parking

## SUSTAINABILITY / ECO INITIATIVES

- Roof mounted Photovoltaic Panels
- Electric Car Charging Points
- Motion Sensitive LED lighting to offices
- Targeting EPC of A

## TERMS

The units will be available on new full repairing and insuring leases.

## RENT

Rent on application.

## TRAVEL DISTANCES



## BUSINESS RATES

To be assessed upon completion.

## VAT

The units will be elected for VAT

## EPC

To be assessed upon completion.

## LEGAL COSTS

Each party is to bear their own legal costs.

## ACCOMMODATION

The units will have the following approximate

UNIT	WAREHOUSE (SQ FT)	OFFICE (SQ FT)	TOTAL (SQ FT)
33	3,210	550	3,760
34	2,545	543	3,088
35	2,204	470	2,674
36	3,210	550	3,760

**TOTAL 13,222**

For further information, please contact:



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