



Unit L3, Riverside Industrial Estate  
Littlehampton, West Sussex. BN17 5DF

**TO LET**

### LIGHT INDUSTRIAL WAREHOUSE UNIT 1,915 sq ft (177.9 sq m)

#### Key Features:

- Open Plan warehouse with fitted offices
- To be refurbished
- Good natural light
- Nearby occupiers include Howdens Joinery, City Electrical Factors and Titan Storage
- Electric Roller Shutter door
- Minimum eaves of 4.58m
- Maximum eaves of 5.95m
- Three Phase Power
- Allocated parking for 4 vehicles
- No leisure uses

#### Indicative Refurbishment Specification





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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 subject unit is of concrete frame construction, providing warehouse accommodation, with a forecourt/loading area.

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), which runs along the county.

Littlehampton station is 0.4 miles away, providing direct links to Southampton, Portsmouth, Brighton, Gatwick Airport & London.

## Accommodation

The property comprises of a mid terrace, light industrial/warehouse unit of concrete frame construction, with a pitched sheet roof with translucent roof panels and part brick part profile clad elevations.

The unit is due to be refurbished throughout and has the benefit of screed concrete flooring, electric roller shutter loading door, Min eaves of 4.58m and max eaves of 5.95m, 3 Phase power, LED roof hung lighting, Double glazed windows, fitted office accommodation, W/C & Kitchenette.

Externally the unit has rights to park in four allocated parking spaces.

We have measured and calculate the accommodation to have an approximate gross internal floor area (GIA) of 177.93 sq m (1,915 sq ft).

## EPC

We understand the property has an EPC rating of D-78.

A new EPC will be commissioned on completion of the refurbishment.

## Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Leisure uses will not be considered.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application, along with detail on the planned refurbishment.

A service charge will be payable and is currently passing at approximately £0.50psf per annum.

The landlord will insure the building, with the tenants reimbursing their fair share. The current premium is approximately £1,300pa.

## Business Rates

Rateable Value (2023): £18,500

**Rates Payable: Approx £9,250**

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants 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 Property Consultants 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.

April 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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01243 929141

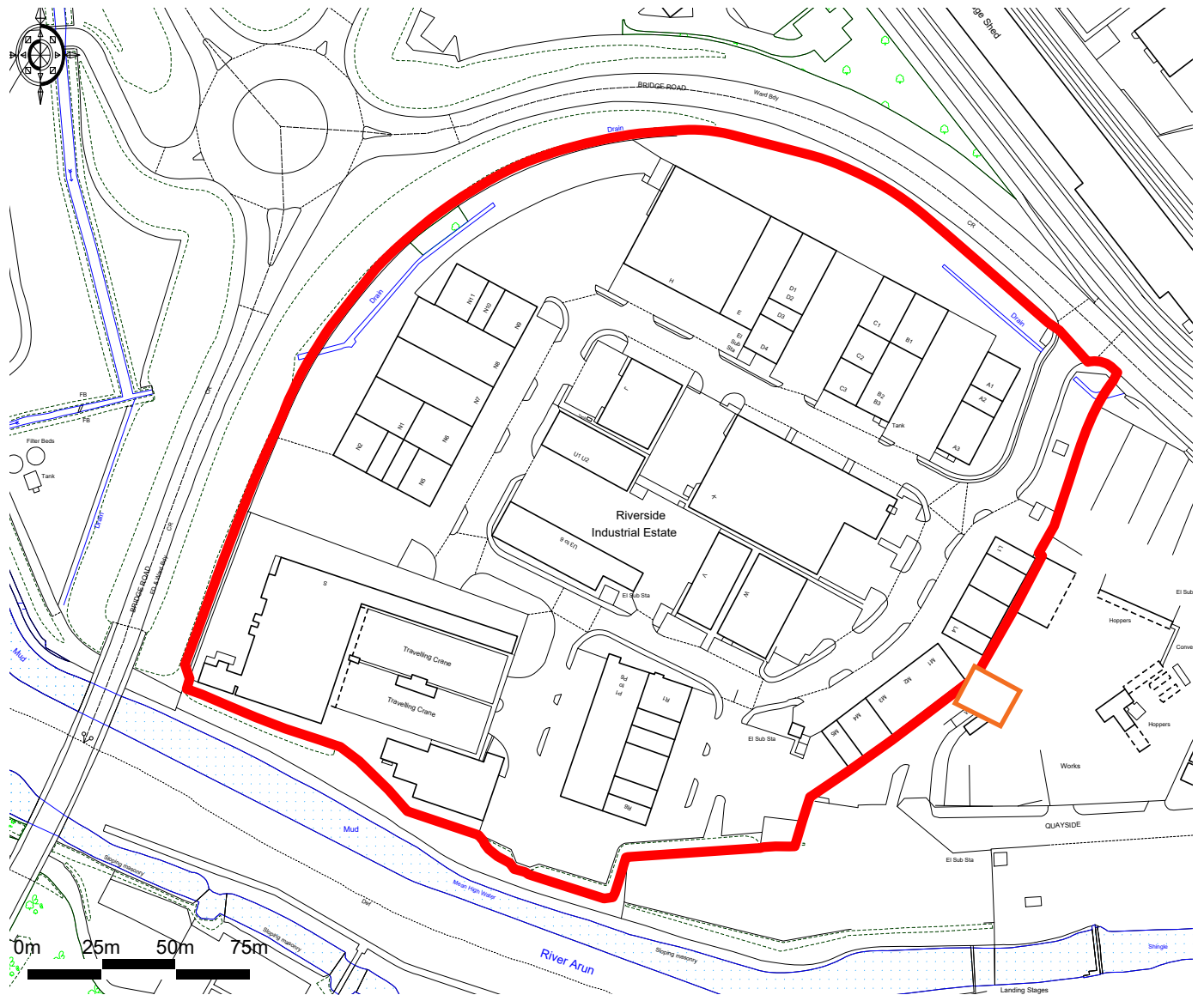
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## Site Plan



For identification purposes only.