

REFURBISHED WAREHOUSE & OFFICE BUILDING

TO LET 29,417 ft²



 **LINESIDE
INDUSTRIAL
ESTATE**

ARNDAL ROAD | LITTLEHAMPTON | BN17 7HD

AVAILABLE
Q3 2025



SPECIFICATION

The detached warehouse and office building is being fully refurbished to include the following benefits:



ACCOMMODATION

The unit will have the following approximate gross internal floor areas.

UNIT	WAREHOUSE	GROUND FLOOR OFFICE	FIRST FLOOR OFFICE	TOTAL FT ²
12 - 13	25,133	2,142	2,142	29,417

SUSTAINABILITY/ECO INITIATIVE



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 upon completion.

VAT

The unit will be elected for VAT.

EPC

To be assessed upon completion.

LEGAL COSTS

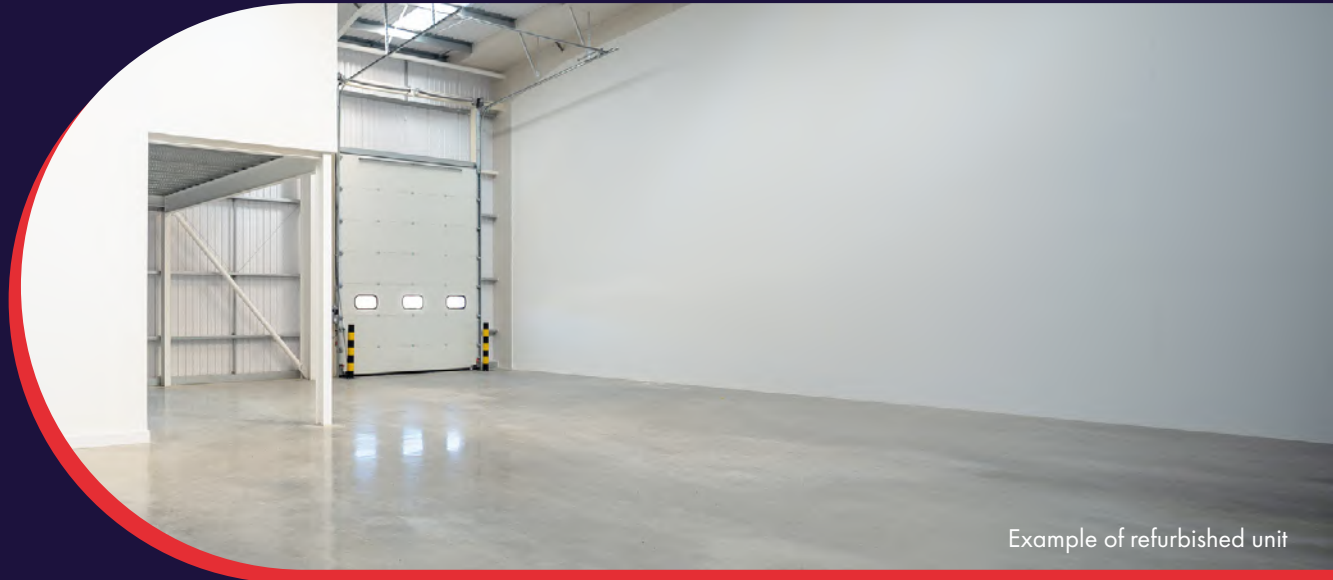
Each party is to bear their own legal costs.

TERMS

The unit will be available on new full repairing and insuring lease.

RENT

Rent on application.



Example of refurbished unit



Example of refurbished unit

For further information,
please contact:



DUNCAN MARSH

01903 229 201
07970 524 840
dmarsh@shw.co.uk



BRANDON WHITE

01243 929 141
07925 284 528
b.white@flude.com

