



Rental Incentives Available

**TO LET**

Unit A3, Riverside Industrial Estate  
Littlehampton, West Sussex, BN17 5DF



## Key Features

- Open Plan warehouse with fitted offices
- Refurbished throughout
- Good natural light
- Nearby occupiers include Howdens Joinery, City Electrical Factors and Titan Storage
- Electric Roller Shutter door (3.08m Wide x 3.66m High)
- Minimum eaves of 4.30m
- Maximum eaves of 5.52m
- Three Phase Power
- Allocated parking for 4 Vehicles
- Available immediately



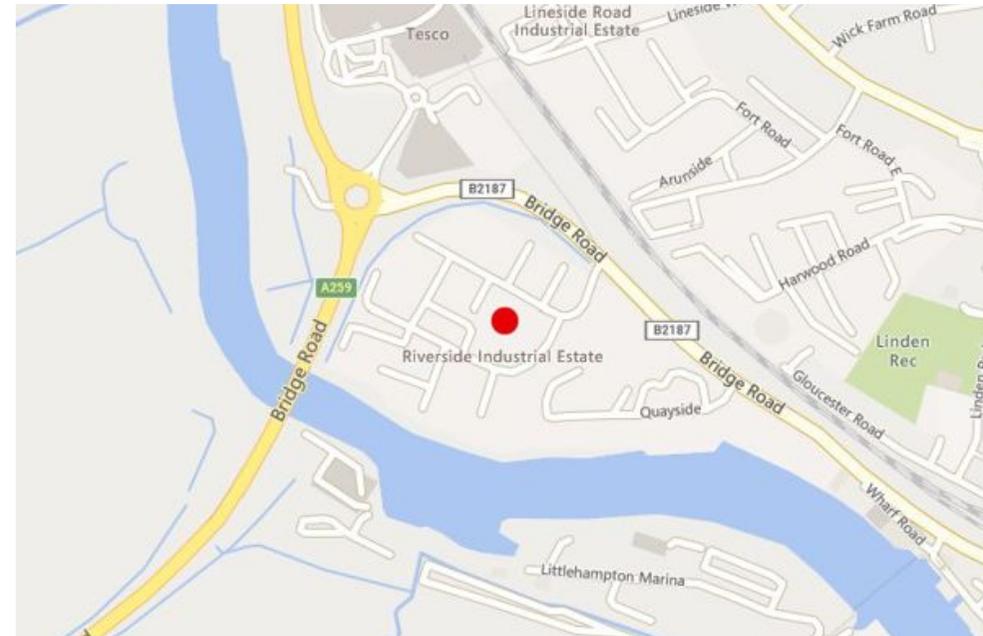


## Location & Situation

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.





## Description & Accommodation

The property comprises of an end of 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 has been refurbished throughout and has the benefit of screed concrete flooring, electric roller shutter loading door (3.08m W x 3.66m H), Min eaves of 4.30m, max eaves of 5.52m, 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 the following approximate gross internal floor area:

Area	Sq Ft	Sq M
Unit A3	2,302	213.86
Total	2,302	213.86





## Rateable Value

Rateable Value (2023): £25,000

Rateable Value (Draft - Scheduled for Implementation from 1st April 2026): £27,500

Occupiers will pay approximately 50% of this per annum (on sub £50,001 Rateable Values) and approximately 55% on Rateable Values above.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability: <https://www.gov.uk/find-business-rates>.

## EPC

We understand the property has an EPC rating of C - 72.

## Planning

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





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## Terms

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

Guide rent: £28,000 per annum exclusive.

Rental incentives are available, varying based on terms committed to by an occupier, with further information available upon request.

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 £1,500pa.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is registered for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

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27 January 2026

