

CURRENTLY BEING REFURBISHED



TO LET

Warehouse/Production Unit **2,373sq.ft** (220.43 sq.m)

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

- Minimum eaves height 5.00 m
- Reception area
- Open plan industrial/warehouse space



DESCRIPTION

The property 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 and main gas supply
- 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

ACCOMMODATION (Approx. Gross Internal Area)

Warehouse	1,481 sq.ft	(137.65 sq.m)
Reception/Store	466 sq.ft	(41.39 sq.m)
First Floor Office	466 sq.ft	(41.39 sq.m)
TOTAL	2,373 sq.ft	(220.43 sq.m)

LOCATION - BN17 5DF

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). Nearby occupiers Howdens Joinery, City Electrical Factors and Titan Storage.



RENT

Price on application.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICE CHARGE

Will be levied for the maintenance of access roads, landscaping and common areas.

ENERGY PERFORMANCE

An EPC has been carried out on the unit. The unit has been assessed as follows:- Band D90. Further information available upon request.

PLANNING

The property is considered suitable for B1(c) (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

VIEWING

For further information please contact:



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

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