

High Quality Industrial/Warehouse Unit

For Sale or To Let

8,611 sq ft / 800 sq m

Situated on an established industrial estate opposite Jewson, with direct access to A259



External view of Unit Q

A DEVELOPMENT BY OYO DEVELOPMENTS LTD
A RAVENBOURNE GROUP COMPANY

JOINT SOLE AGENTS



Ravenbourne

www.ravenbourne.co.uk





BN17 7GA

Description

OYO Business Units, Littlehampton, is a high quality scheme of 18 Industrial/Warehouse units, on a self-contained site that is fully secured with security fencing and gates.

Unit Q

- 8,611 sq.ft. (800m²)
- Fully fitted first floor office accommodation of 936 sq.ft. (87m²)
- 7m clear internal height to underside of haunch
- 37.5kN per sq.m. reinforced concrete warehouse floor
- Two 4m high x 3m wide sectional overhead loading doors
- Up to 20m self contained yard
- 8 car parking spaces
- Unit benefits from Detailed Planning Permission for B1/B2/B8 Use Classes



Location

The site is situated opposite Jewson on Arndale Road within the Lineside Industrial Estate which is located on the west side of Littlehampton.

Littlehampton town centre is approximately 1 mile to the east whilst the A27 south coast trunk road is approximately 4 miles to the north and provides quick access to the A3(M) in the west and the M23 in the east, 25 and 33 miles away respectively.

Littlehampton is situated approximately 24 miles to the west of Brighton and 14 miles to the east of Chichester.

Further Information

For further information, to arrange a viewing or receive full plans and specifications contact the Joint Sole Agents:

SHW

Tel: 01903 229200

Email: dmarsh@shw.co.uk

Brierley & Coe

Tel: 01903 372000

Email: paul@brierleyandcoe.co.uk

Misrepresentations Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. August 2019.

Designed and produced by TCC. www.tc-comms.co.uk