

Other OYO Developments



OYO Andover



OYO Wallingford



OYO Thames



OYO Portsmouth



OYO Dagenham



OYO Birmingham

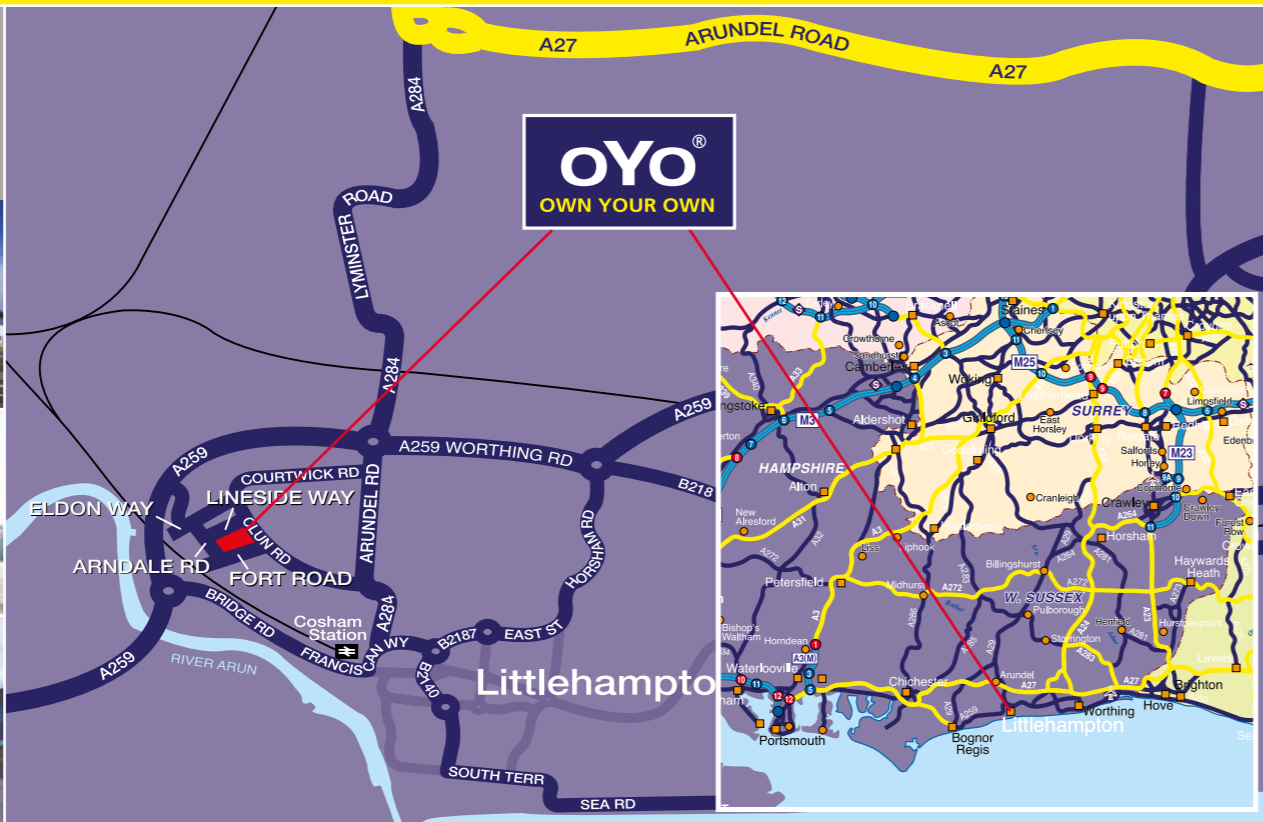


OYO Belvedere



OYO Sittingbourne

For further information see
www.ownyourown.co.uk



Location

The site is situated opposite the new Build Center building, 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 see www.ownyourown.co.uk or contact the Joint Sole Agents:

Stiles Harold Williams

Tel: 01273 876200 / 01903 229200

Email: brighton@shw.co.uk / worthing@shw.co.uk

Brierley & Coe

Tel: 01903 372000

Email: info@brierleyandcoe.co.uk

Joint Sole Agents



High Quality Industrial/Warehouse Units
For Sale or To Let
Flexible Short Term Leases
'Rent to Buy' with Option to Purchase

Sizes from 1,252 sq ft to 8,622 sq ft. Situated in an established industrial location opposite Build Center, with direct access to the A259.



A DEVELOPMENT BY OYO DEVELOPMENTS LTD
A RAVENBOURNE GROUP COMPANY



Ravenbourne

JOINT SOLE AGENTS



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. The units are available either For Sale or To Let.

Units A-H

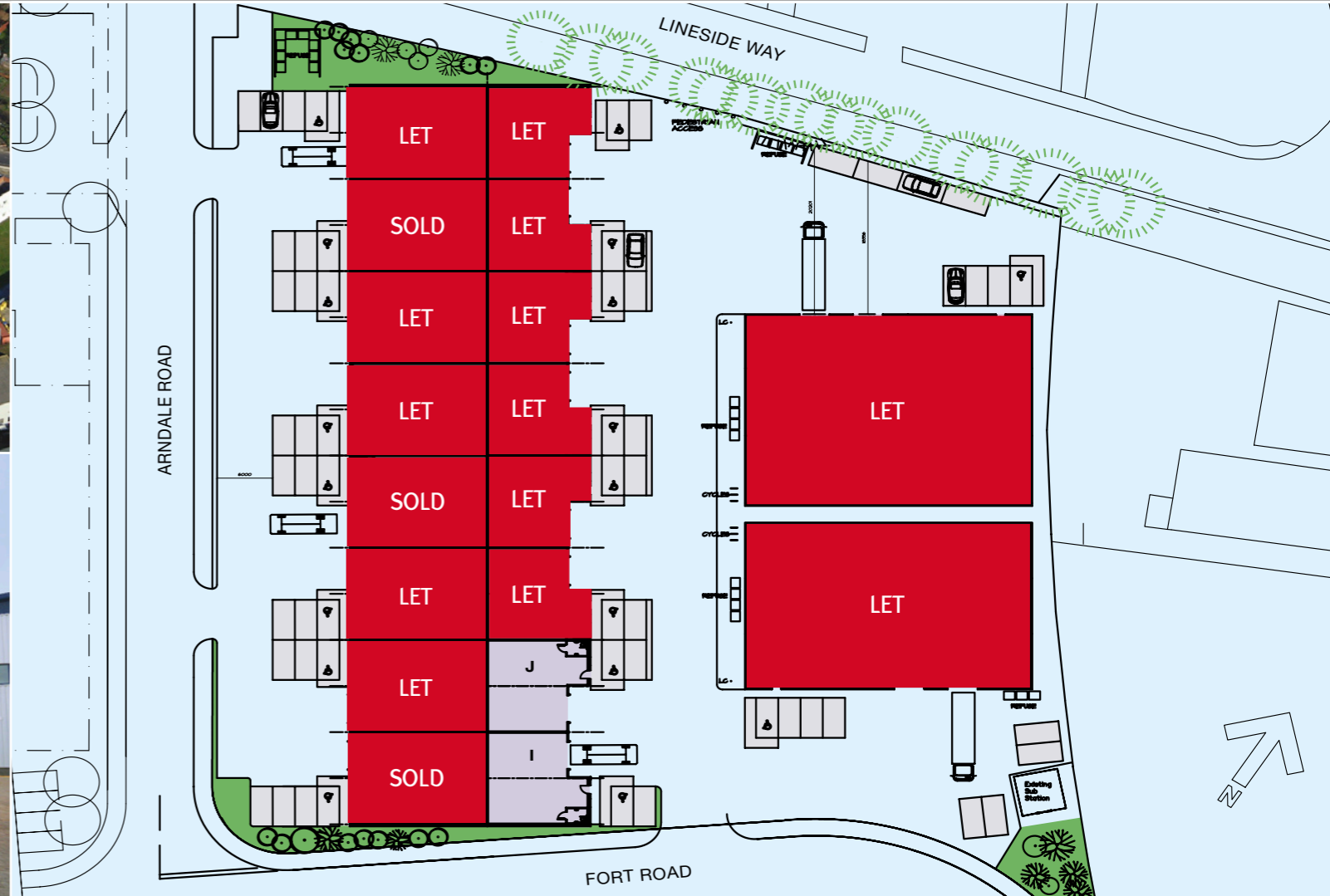
- 1,744 sq.ft. (162m²) "Shell" industrial/warehouse units, with fitted accessible WC's
- 6m clear internal height to underside of haunch
- 20kN per sq.m. reinforced concrete warehouse floor
- 4m high x 3m wide electrically operated sectional overhead loading doors
- 9m self contained yards
- 3 car parking spaces per unit

Units I-P

- 1,252 sq.ft. (116m²) "Shell" industrial/warehouse units, with fitted accessible WC's
- 5m clear internal height to underside of haunch
- 20kN per sq.m. reinforced concrete warehouse floor
- 4m high x 3m wide electrically operated sectional overhead loading doors
- 9m yard depth
- 2 car parking spaces per unit

Units Q-R

- 8,622 sq.ft. (800m²) and 7,542 sq.ft. (700m²) respectively, industrial/warehouse units, with fitted accessible WC's
- Fully fitted first floor office accommodation of 936 sq.ft. (87m²) and 861 sq.ft. (80m²) respectively
- 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 per unit
- Up to 20m self contained yards
- 8 car parking spaces per unit



Planning

All units benefit from Detailed Planning Permission for B1/B2/B8 Use Classes. Mezzanine floors can be installed without the need for further planning consent.

Accommodation

| UNIT | FLOOR AREA (SQ FT) | FLOOR AREA (SQ M) | CAR PARKING SPACES |
|--------------|---------------------|-------------------|--------------------|
| A - H | 1,744 | 162 | 3 |
| I - P | 1,252 | 116 | 2 |
| Q | 8,622 | 800 | 8 |
| R | 7,542 | 700 | 8 |
| TOTAL | 40,132 SQ FT | 3,728 SQ M | |

All floor areas are based on approximate gross external measurements taken on site.