

FREEHOLD FOR SALE



Unit N OYO Estate

Arndale Road, Littlehampton, BN17 7GA

Unit N OYO Littlehampton - High Quality Modern Business Unit

1,252 sq ft
(116.31 sq m)

- Rare Freehold Sale/ Adjoining Unit O Also Available
- Secure Gated Estate
- Fully Refurbished
- 100% Rates Relief Potential (subject to qualification)
- 4m High x 3m Wide Sectional Electric Loading Door
- 20kn per sq.m Reinforced Concrete Floor
- On-Site Parking

Unit N OYO Estate, Arndale Road, Littlehampton, BN17 7GA

Description

OYO Littlehampton is a high quality scheme of 18 units constructed in 2010. The units form part of a self contained site that is fully secured with security fencing and gates.

Unit N occupies a mid-terrace position & has just undergone comprehensive refurbishment.

The OYO units have Detailed Planning Permission for B1c light industrial/B2 general industrial and B8 storage & distribution. Construction is of steel portal frame with blockwork and profiled steel elevations under a pitched insulated roof incorporating roof lights. Externally, there is parking for 2 vehicles and further unregulated on-street parking outside the Estate.

Access is via an electrically operated sectional loading door (4m H x 3m W) and a separate glazed personnel door. The unit also incorporates a disabled compliant WC. The unit benefits from a 5m clear height to the underside of the haunch. This provides an occupier with the opportunity to erect a mezzanine floor subject to consent.

Location

The Estate is situated opposite the new Build Centre building on Arndale Road within the established Lineside Industrial Estate which is located on the west side of Littlehampton.

Littlehampton town centre is approximately 1 mile to the east whilst the main A27 trunk road is approximately 4 miles to the north. This provides quick access to the A3(M) and also the M23/M25 motorways.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,252	116.31	Available

Use

Considered suitable for light industrial & warehousing trades. Interested parties to satisfy themselves their use complies.

NO MOTORTRADE USES CONSIDERED.

Terms

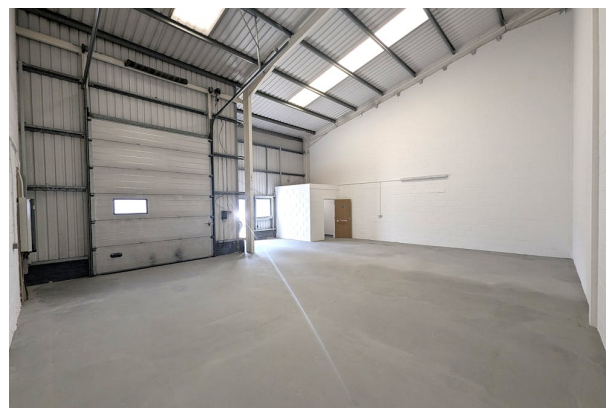
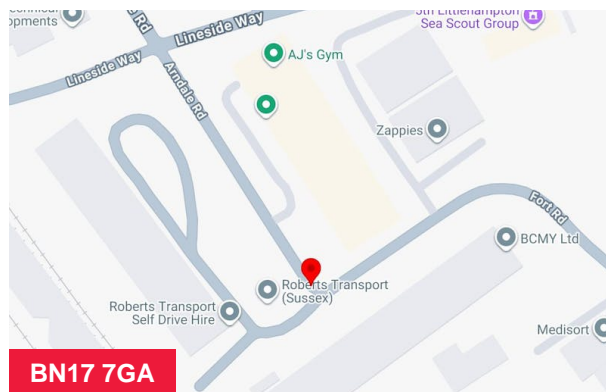
Freehold For Sale with full vacant possession.

Price: £235,000 + vat.

An initial deposit will be required to secure the purchase. Details on request.

Viewings

By prior appointment only with agents Brierley & Coe. Please call 01903 372000 or our joint agent Stiles Harold Williams.



Summary

Available Size	1,252 sq ft
Price	£235,000 +Vat
Rates Payable	£5,863.25 per annum <small>100% Rate relief may be due. Tenants are advised to verify their eligibility with Arun District Council.</small>
Rateable Value	£11,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£42.77 per month + Vat
EPC Rating	C (57)

Viewing & Further Information

Paul Brierley

07980 019008

paul@brierleyandcoe.co.uk

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. Generated on 28/05/2026

