

**NOW LET**



## Unit 3

Gloucester Road Estate, Littlehampton, BN17 7BS

### **Storage/Workshop/Office** **Unit + Mezzanine**

**3,164 sq ft**  
(293.95 sq m)

- Suit Storage or Clean Industrial Trades ( No Motortrade)
- Allocated Car Spaces
- New Lease Available
- Mezzanine Store
- Offices/Amenity Block Including Shower

# Unit 3, Gloucester Road Estate, Littlehampton, BN17 7BS

## Description

A single storey unit constructed of steel frame with blockwork infill under a double pitched roof with a level painted concrete floor.

Access is via loading & personnel doors.

Internally, the unit is currently configured as an open plan workshop/store with fitted kitchen, offices, WCs with shower. Additionally, a useful mezzanine floor is included providing light storage & office space.

Externally, allocated parking is available and additional free on street parking is available close-by.

This unit is best suited to a tenant requiring light storage or clean industrial trades.

Heavier industrial processes and motortrade will not be considered.

Specification Includes:

- Loading doors 3.3 m x 2.4 m high
- WC/Shower and kitchen facilities
- 2.62 m to eaves/ 4.24 m to pitch

## Location

The Gloucester Road Estate is located in central Littlehampton just a mile south of the A259 south coast road. Access to the estate is of Terminus Road via Albert Road. This unit is located close to the Gloucester Road/Linden Road junction.

SAT NAV: BN17 7BS

## Accommodation

Floor/Unit	Description	Size	sq ft	sq m	Availability
Ground	Workshop/Offices	3,164 sq ft	3,164	293.95	Available
Mezzanine	Store/Offices	430 sq ft	430	39.95	Available
<b>Total</b>			<b>3,594</b>	<b>333.90</b>	

## Terms

Available on a new FRI Act excluded lease for a term to be agreed. Minimum term 3 years.

Details on application.

## Rent/Rent Deposit

£16,950 per annum exclusive of vat & all other outgoings.

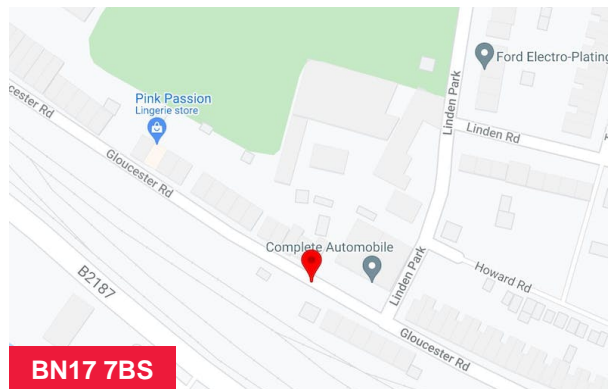
A rent deposit will be required.

## Estate Charge

A small charge will be levied to cover Estate commonality costs & share of the annual estate buildings insurance policy. Details on request.

## Viewings

By prior appointment with sole agent Brierley & Coe. Please call 01903 372000



## Summary

<b>Available Size</b>	3,164 sq ft
<b>Rent</b>	£16,950 per annum Rent exclusive of vat & all running costs
<b>Rates Payable</b>	£7,625 per annum <small>Approximate figures. Parties should make their own enquiries of the local authority to verify eligibility.</small>
<b>Rateable Value</b>	£15,250
<b>Service Charge</b>	To be confirmed. A small service charge is levied to cover the maintenance of the estate common areas
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (79)

## Viewing & Further Information

**Paul Brierley**

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