

FREEHOLD FOR SALE



Unit O OYO Estate

Arndale Road, Littlehampton, BN17 7GA

Modern High Quality Business Unit

1,252 sq ft
(116.31 sq m)

- Rare Freehold Opportunity/
Adjoining Unit P Also Available
- Secure Fenced & Gated Estate
- Potential For 100% Rates Relief
(subject to qualification)
- 5m Clear Height
- 20kN per sq.m Reinforced
Concrete Floor
- 4m High x 3m Wide Electric
Loading Door

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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 secured with security fencing and gates.

Unit O has a mid-terrace position towards the rear of the Estate. The unit has undergone comprehensive refurbishment.

The 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 is finished to a shell internally and 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 planning consent if required.

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 - Workshop/Warehouse	1,252	116.31	Available

Terms

Freehold for sale with full vacant possession.

Price: £235,000 + vat.

A deposit will be required to secure the purchase. Details on application.

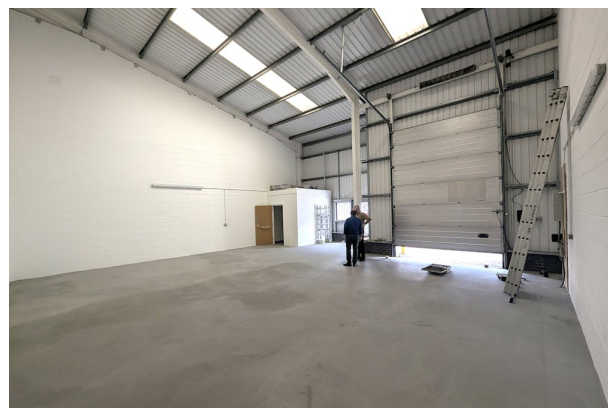
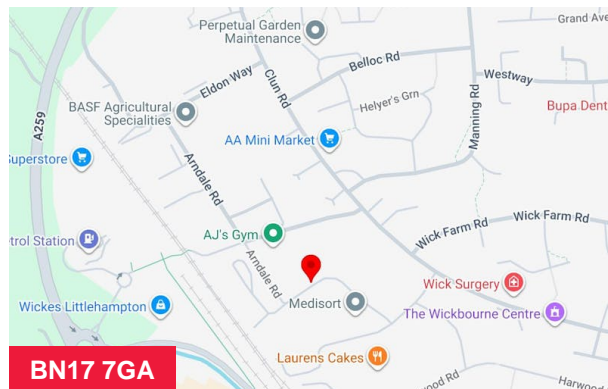
User

Considered suitable for light industrial & warehousing uses. Purchaser's are advised to verify their own use complies.

NO MOTORTRADE USES CONSIDERED.

Viewings

By prior appointment only. 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 100% Rates relief may be due subject to qualification.
Rateable Value	£11,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£42.77 per month + Vat. Current figure/ payable quarterly.
EPC Rating	Property graded as C-C (57)

Viewing & Further Information

Paul Brierley

07980 019008

paul@brierleyandcoo.co.uk

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