



**Two Storey Office & Storage Unit With Parking - To Let**  
Unit 16, Arunside Industrial Estate, Fort Road, Littlehampton, West Sussex, BN17 7QU  
**£12,000 per annum**

Michael  
**Jones**  
& Company

## Unit 16 Arunside Industrial Estate, Fort Road, Littlehampton, West Sussex, BN17 7QU

### Location

The property is situated at the front of the Arunside Industrial Estate which is a small privately owned complex at the end of Fort Road comprising of 16 light industrial and office units. The property is approximately 1 mile north west of Littlehampton town centre where all local amenities and facilities can be found. The property has easy access to both the A259 Littlehampton bypass which in turn provides links to the A27 main trunk road.

### Description

The property comprises of a ground and first floor self contained office/storage building. The ground floor area has front reception area, separate ladies and gents WC's plus two store rooms (which could easily be turned into office space if required). Internal stairs lead to first floor open plan office accommodation in addition to good size meeting room and staff kitchen.

The property benefits from the following amenities:

- \* Carpet Tiles Throughout
- \* Electric Heating (Not Tested)
- \* Perimeter Wall Trunking for Data Cabling
- \* Suspended Ceilings with Inset Lighting
- \* Staff Kitchen Area
- \* Separate Ladies & Gents WC's
- \* General Open Plan Office with Meeting Room
- \* Private Parking for Approx 6 Cars

### Accommodation

Ground Floor Reception Area	1606 sq ft
First Floor Office/Kitchen Area	1161 sq ft
<b>Total Area</b>	<b>2227 sq ft</b>

### Tenure

This property is available by way of a new lease agreement for a term of 18 months, outside The Landlord & Tenant Act. A term of 6 months may be available thereafter at the landlord's discretion.

### Rent

£12,000 per annum

### Agents Note

1) The above rent is subject to VAT.

### Business Rates

According to the VOA the premises has a rateable value of £8,600, therefore could benefit from small business rates relief. Interested parties are asked to verify this with the local rates department.

### Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

### Viewing

Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement

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