



## High Quality Business/Warehouse Unit To Let with Parking/Yard

Unit Q, Own Your Own Business Units, Lineside Industrial Estate, Littlehampton, BN17 7GA

**£50,000 per annum**

Michael  
**Jones**  
& Company

## Unit Q, Own Your Own Business Units, Lineside Industrial Estate, Littlehampton, BN17 7GA

### Location

The unit is located at the southern end of Arndale Road opposite Jewson on the outskirts of Littlehampton. Littlehampton town centre is approximately 1 mile to the east whilst the A27 southcoast trunk road is approximately 4 miles to the north and provides easy access to the A3 in the west and M23 in the east. Littlehampton is situated approximately 24 miles to the west of Brighton and 14 miles to the east of Chichester.

### Description

Unit Q forms part of a development of 18 high quality industrial/warehouse units on a self contained site which is fully secured with security fencing and gate. Unit Q has the following amenities:

- **Fully fitted first floor office accommodation of approx 936 sq ft**
- **Up to 20 metre self contained yard**
- **8 car parking spaces**
- **7 metre clear internal height**
- **Two 4 metre high and 3 metre wide sectional overhead loading doors**
- **The unit benefits from detailed planning permission for B1, B2 & B8 user classes.**

### Accommodation

|                           |                   |
|---------------------------|-------------------|
| Ground Floor Warehouse    | 7675 sq ft        |
| First Floor Fitted Office | 936 sq ft         |
| <b>Total</b>              | <b>8611 sq ft</b> |

### Tenure

The property is available by way of an existing lease which expires in 31<sup>st</sup> March 2022 at an existing rent of £50,000 per annum. The landlord would grant a new lease if required at a new rent to be agreed.

### Agents Note

The property is available to let or alternatively we understand that the landlord would consider the sale of the freehold at a price of £1,000,000.

### Service Charge

The unit is subject to an annual service charge with further details upon request.

### EPC

Available upon request.

### Rent

£50,000 per annum

### 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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