

TO BE REFURBISHED



M Multipark RIVERSIDE

TO LET Industrial/Warehouse Unit
2,302 sq.ft (213.86 sq.m)

Unit A3, Multipark Riverside, Littlehampton, West Sussex. BN17 5DF

- Open plan warehouse with fitted offices
- Allocated parking for 4 vehicles
- Three Phase Power

M **M[®]Core**
LCP UK

01384
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lcpgroup.co.uk



Unit A3 Multipark Riverside, Littlehampton, West Sussex. BN17 5DF

Areas (Approx. Gross Internal)

Total	2,302 sq.ft	(213.86 sq.m)
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Description:

- Open Plan warehouse with fitted offices
- To be refurbished
- Good natural light
- Nearby occupiers include Howdens Joinery, City Electrical Factors and Titan Storage
- Electric Roller Shutter door (3.08m Wide x 3.66m High)
- Minimum eaves of 4.30m
- Maximum eaves of 5.52m
- Three Phase Power
- Allocated parking for 4 vehicles
- No leisure uses

Rent

POA

Business Rates

Rateable Value: £25,000

Rates Payable: Approx. £12,500

Service Charge

£0.50psf per annum

Insurance

£1,500 per annum

Energy Performance

EPC rating of C-72. Further information available upon request.

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard. Leisure uses will not be considered.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - BN17 5DF

The Riverside Industrial Estate comprises a well-established development of circa 60 individual light industrial/warehouse units of varying sizes. The subject unit is of concrete frame construction, providing warehouse accommodation, with a forecourt/loading area.

The Riverside Industrial Estate is located on Bridge Road, one of the main access roads into Littlehampton, adjacent to the junction with the Littlehampton By-Pass (the A259), which runs along the county.

Littlehampton station is 0.4 miles away, providing direct links to Southampton, Portsmouth, Brighton, Gatwick Airport & London.



Viewing

Strictly via prior appointment with the appointed agents



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