



INDUSTRIAL UNIT TO LET

- 100% Rate Relief (STS)
- Secure Gated Access
- No Motor Trade Uses Considered
- Central Location Close to Train Station

Interested in this property? Please contact us on 01903 792785

UNIT 5, 51 GLOUCESTER ROAD, LITTLEHAMPTON, WEST SUSSEX, BN17 7BS

Location

Gloucester Road Estate is located in central Littlehampton just a mile south of the A259 south coast road and 0.2 miles from Littlehampton Railway Station. This unit is located on Gloucester Road, approx. 40 yards from Linden Road junction.

Description

An industrial unit located in central Littlehampton. The pitched roof (min. eaves height of 2.95m) unit is predominately open plan but benefits from 2 smaller spaces which could be used as office and storage areas. Further benefits include 3 phase power supply, LED lighting and industrial sliding door.

The estate comprises 6 units and offers allocated off road parking, together with secure gated access.

Please note: motor trade uses will not be considered.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Unit 5	1,470	136.56
Total floor area:	1,470	136.56

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Offers of rent are invited in the region of £12,000 per annum, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £9900. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £4940.10. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The property has an EPC rating of D-97.

VAT

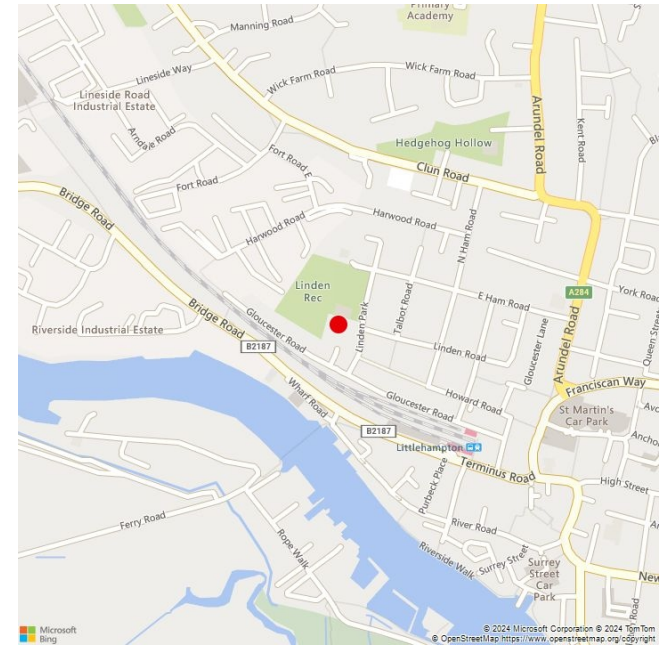
We are informed that VAT is applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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