



## 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 4, 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

A ground floor industrial unit located in popular Gloucester Road, Littlehampton, comprising open plan warehouse area with sliding shutter door, office space, kitchenette, and WC. Further benefits include 3 phase power supply, pedestrian entrance and gas heater.

The pitched roof measures a min. eaves height of 2.65m and max. 3.99m.

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
<b>Total floor area:</b>	<b>1,462</b>	<b>135.82</b>

## 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 £15,000 per annum, exclusive.

## Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £9200. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £4333.20. 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

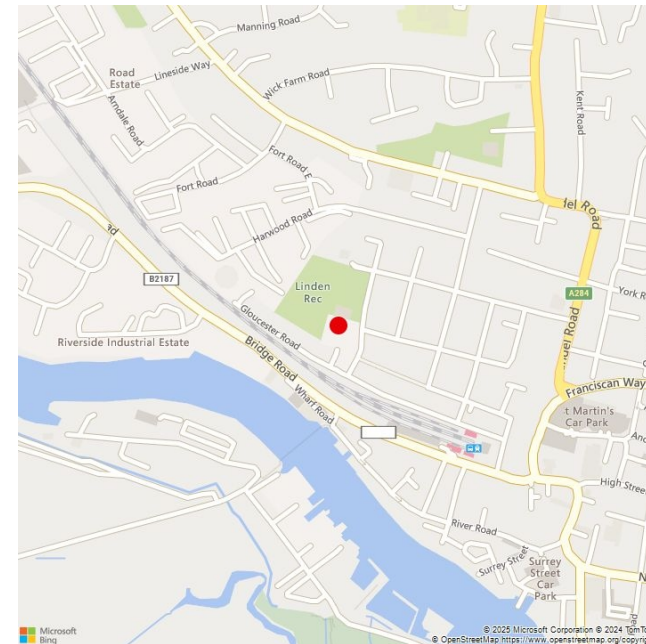
We are informed that VAT is applicable on the terms quoted.

## 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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