



LIGHT INDUSTRIAL/WAREHOUSE UNIT TO LET

- Electric Roller Shutter Door with Separate Pedestrian Access
- Secure Gated Access
- Forecourt Parking
- Mezzanine
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785

UNIT 3, HILLVIEW BUSINESS PARK, LITTLEHAMPTON ROAD, FERRING, WORTHING, WEST SUSSEX, BN12 6PG

Location

Hillview Business Park is conveniently located along Littlehampton Road on the main A259 Littlehampton to Worthing road and in turn has ease of access onto the A27 and A24 trunk roads. The site is situated approx. 5 miles to the north east of Worthing and 6 miles to the east of Littlehampton. Goring train station is approx. 0.8 miles.

Description

A rare opportunity to lease a newly built light industrial/warehouse unit within Hillview Business Park, Ferring. This high-specification unit is fully insulated and features skylights, creating a bright and airy work environment. The premises are approved for Class E use and include a 14-foot electric roller loading door, three-phase electricity, and a separate pedestrian entrance.

The ground floor offers an open-plan warehouse space with stairs leading up to a first-floor mezzanine. Additional features include energy-efficient LED lighting, secure gated access, and two dedicated parking spaces. Additional parking available by negotiation.

The pitched roof measures a min. eaves height of 4.75m and max. 6.18m.

Access hours - 08:00-18:00 Monday to Friday and 08:00-13:00 Saturdays.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor Unit	1,511.91	140.46
Mezzanine	711.21	66.07
Total floor area:	2,223.12	206.53

Tenure

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

Rent

Rental offers are invited in the region of £35,000 per annum, exclusive.

Business Rates

Business rates to be assessed.

EPC

An EPC has been requested..

VAT

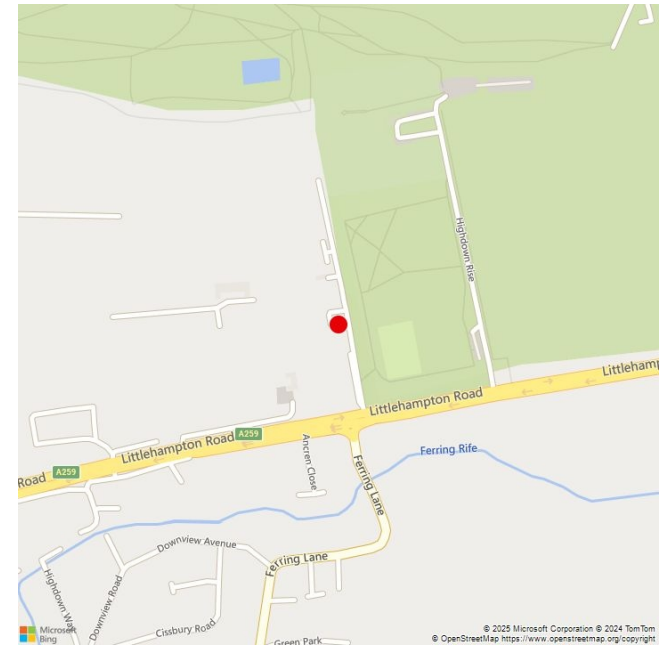
We are informed that VAT is not applicable on the terms quoted.

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.



Nichola Charles

01903 792785

nicholacharles@jacobs-steel.co.uk



Leigh Doherty

01903 792785

leighdoherty@jacobs-steel.co.uk

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

jacobs | Steel