



LIGHT INDUSTRIAL/WAREHOUSE UNIT TO LET

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

Interested in this property? Please contact us on 01903 792785

UNIT 2, 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 currently features an open-plan warehouse, with the possibility of adding 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
Total floor area:	1,507	140

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 £30,000 per annum, exclusive.

Business Rates

Business rates to be assessed.

EPC

An EPC has been requested.

VAT

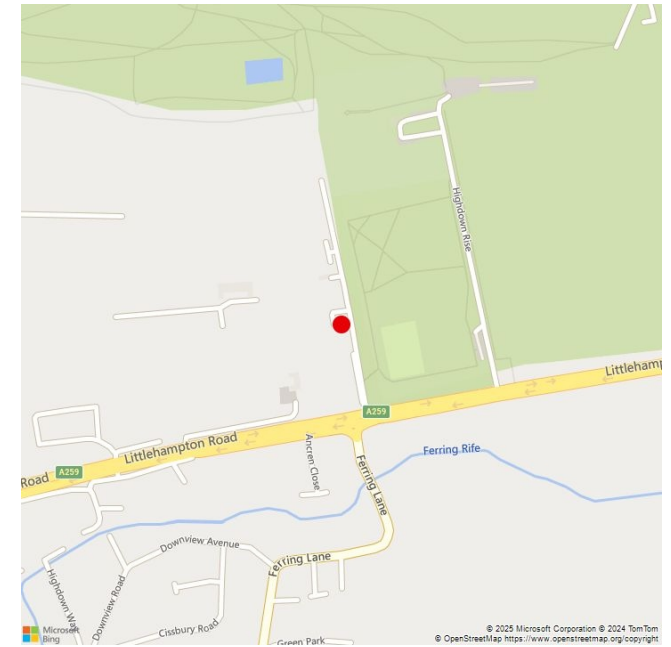
We are informed that VAT is not applicable on the terms quoted.

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.



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