

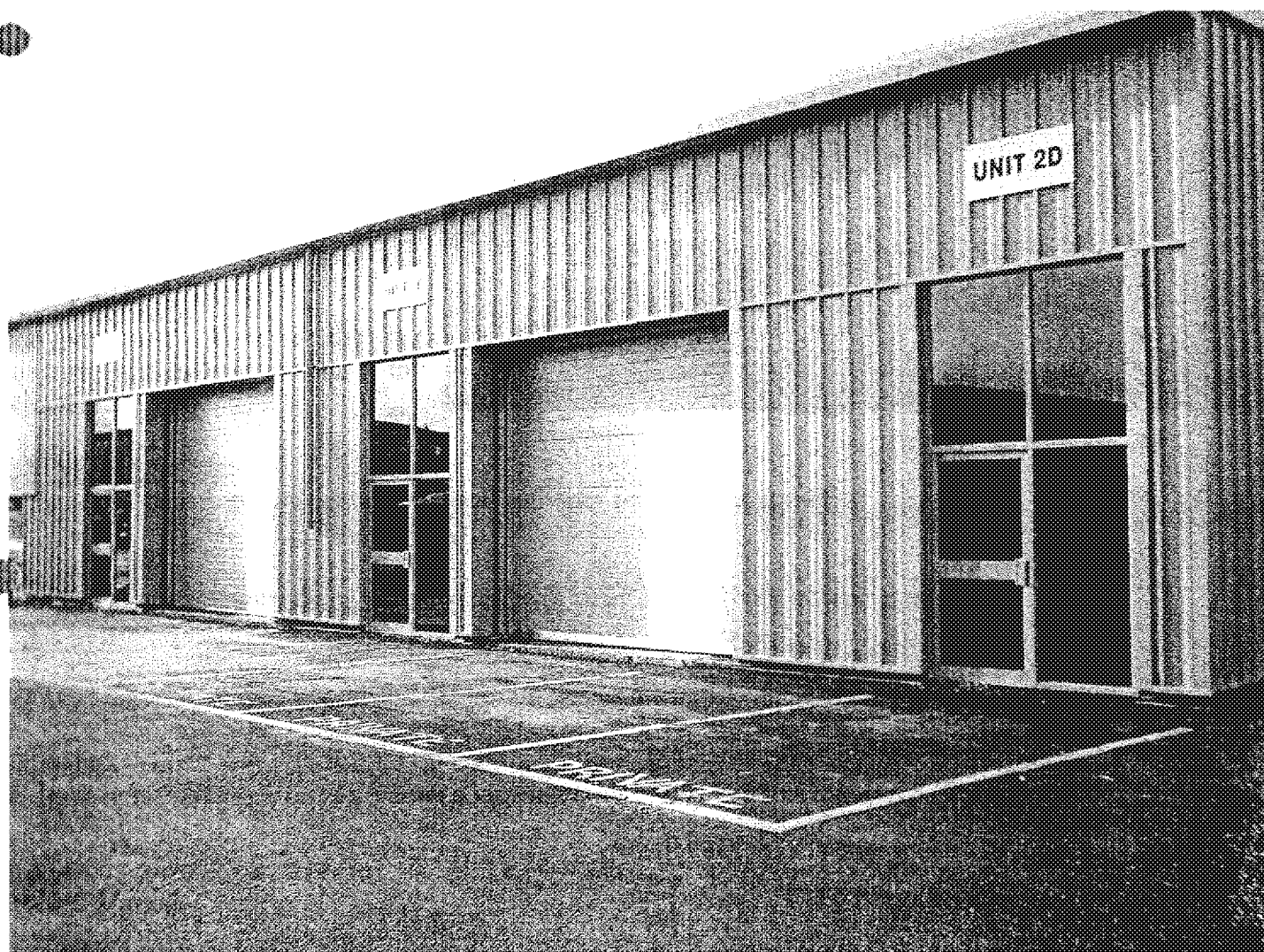
BACON BROOKER

Commercial Property Agents

Serving the Commercial & Industrial Estate of Brighton & Hove

TO LET

**NEWLY RE-FITTED B1/ B8 UNITS
UNITS 2B/2C/2D LITTLEHAMPTON MARINA,
LITTLEHAMPTON, WEST SUSSEX**



LOCATION

The units are located on Littlehampton Marina which is on the outskirts of Littlehampton and Ford, the site has easy access to both the main A259 & A27 trunk roads leading to both Brighton and Chichester.

DESCRIPTION

newly refurbished units are available for immediate occupation.

The units have been fully refurbished offering allocated parking with 3-phase electric and an open plan industrial space as well as full height roller shutter door and separate pedestrian access. The units provide excellent company profile on the established Littlehampton Marina development, which has several established companies in occupation. The units have excellent eaves height of approx 6m, which provides suitable height for a mezzanine level if required for additional floor space.

DIMENSIONS

The properties currently have the following dimensions:

Unit 2C 1,075sq.ft

Unit 2D 580sq.ft

LEASE

The properties are available on new leases with incentives available for long term leases.

RENTAL

Rental offers are invited on the units at £7.sq.ft.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to the transaction.

BUSINESS RATES

All interested parties should contact the local authority for the rates payable.

EPC

An EPC report is currently being prepared and will be available for all interested parties.

VAT

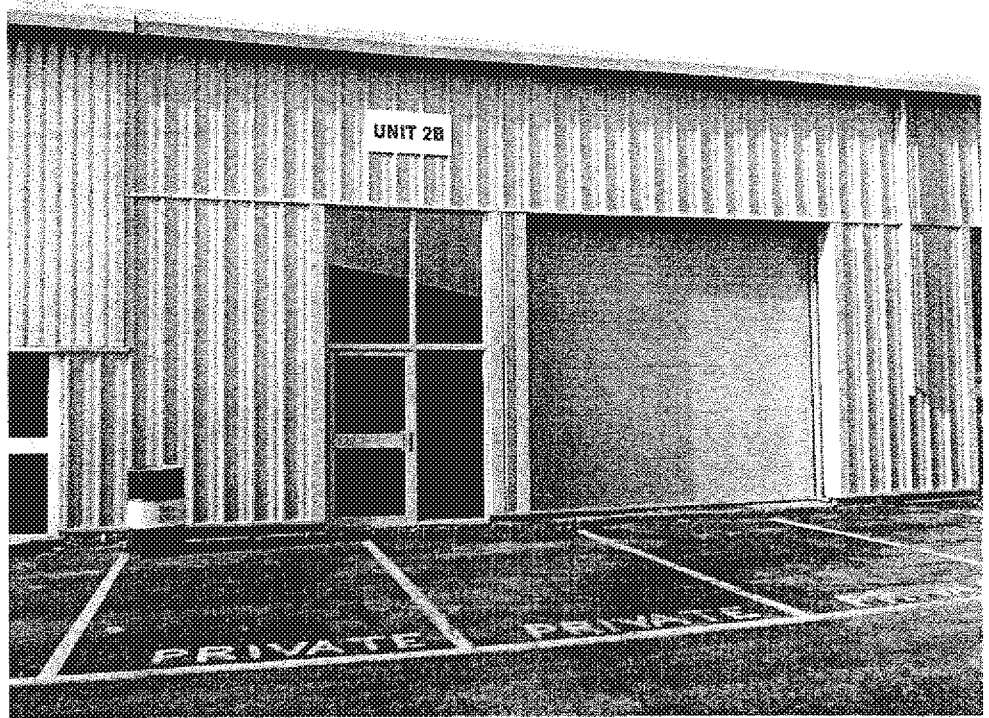
May be chargeable on this transaction, interested parties must make their own enquiries.

VIEWING

For further information or to arrange a viewing then please contact Landlords Sol Agents:

Bacon Brooker Commercial

Richard Lowrey



This information is intended to provide a general overview of the property and is not intended to constitute an offer of any kind. It should not be relied upon as an accurate statement. Any purchaser or lessee should make their own enquiries prior to making any form of offer on the premises. The vendors, lessors or any representative of Bacon Brooker Commercial do not have any authority to give any representation or warranty whatsoever in relation to the premises.