

# TO BE REFURBISHED



**M** Multipark RIVERSIDE

# TO LET

Industrial/Warehouse Unit  
**1,915 sq.ft** (177.9sq.m)

Unit L3, Multipark Riverside, Littlehampton, West Sussex. BN17 5DF

- Open plan warehouse with fitted offices
- Allocated parking for 4 vehicles
- Three Phase Power

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# Unit L3 Multipark Riverside, Littlehampton, West Sussex. BN17 5DF

## Areas (Approx. Gross Internal)

Total	1,915 sq.ft	(177.9 sq.m)
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## Description:

- Open Plan warehouse with fitted offices
- To be refurbished
- Good natural light
- Nearby occupiers include Howdens Joinery, City Electrical Factors and Titan Storage
- Electric Roller Shutter door
- Minimum eaves of 4.58m
- Maximum eaves of 5.95m
- Three Phase Power
- Allocated parking for 4 vehicles
- No leisure uses

## Rent

POA

## Business Rates

Rateable Value: £18,500  
Rates Payable: Approx. £9,250

## Service Charge

£0.50psf per annum

## Insurance

£1,300 per annum

## Energy Performance

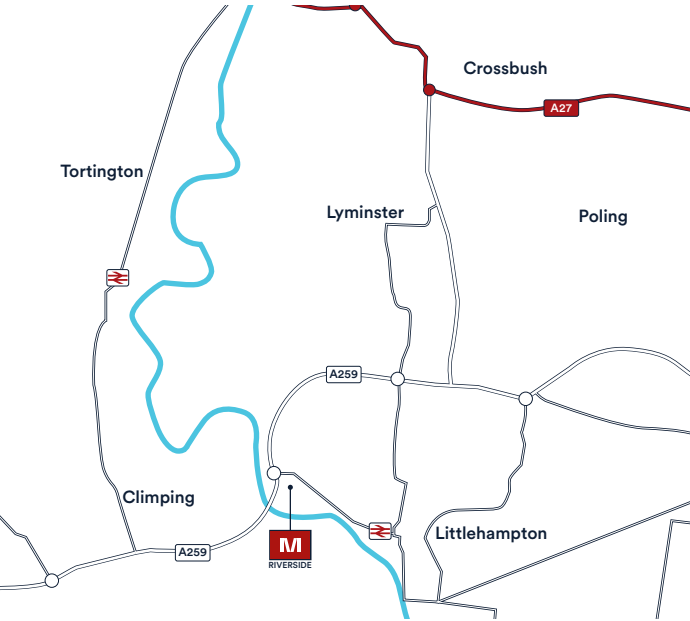
EPC rating of D-78. Further information available upon request.

## Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard. Leisure uses will not be considered.

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



## Location - BN17 5DF

The Riverside Industrial Estate comprises a well-established development of circa 60 individual light industrial/warehouse units of varying sizes. The subject unit is of concrete frame construction, providing warehouse accommodation, with a forecourt/loading area.

The Riverside Industrial Estate is located on Bridge Road, one of the main access roads into Littlehampton, adjacent to the junction with the Littlehampton By-Pass (the A259), which runs along the county.

Littlehampton station is 0.4 miles away, providing direct links to Southampton, Portsmouth, Brighton, Gatwick Airport & London.



## Viewing

Strictly via prior appointment with the appointed agents

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