

# TO BE REFURBISHED



**M** Multipark RIVERSIDE

**TO LET** Industrial/Warehouse Unit  
**2,302 sq.ft** (213.86 sq.m)

Unit A3, Multipark Riverside, Littlehampton, West Sussex. BN17 5DF

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

**LCP.**  
part of IMCore

01384  
400123

[searchlcp.co.uk](http://searchlcp.co.uk)



# Unit A3 Multipark Riverside, Littlehampton, West Sussex. BN17 5DF

## Areas (Approx. Gross Internal)

Total	2,302 sq.ft	(213.86 sq.m)
-------	-------------	---------------

## 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 (3.08m Wide x 3.66m High)
- Minimum eaves of 4.30m
- Maximum eaves of 5.52m
- Three Phase Power
- Allocated parking for 4 vehicles
- No leisure uses

## Rent

POA

## Business Rates

Rateable Value: £25,000

Rates Payable: Approx. £12,500

## Service Charge

£0.50psf per annum

## Insurance

£1,500 per annum

## Energy Performance

EPC rating of C-72. 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

**LCP.**  
part of MCore



## Claudia Gasparro

07831 338014

CGasparro@lcpproperties.co.uk

**Flude**  
PROPERTY CONSULTANTS

## Brandon White

01234 929141

white@flude.com

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property, SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).