



## Unit 3

Phoenix Terrace, Littlehampton, BN16 3LN

**TO LET**  
**Light Industrial / Warehouse**  
**Building**  
**Rental £37,500 Per Annum**

**6,000 sq ft**  
(557.42 sq m)

- Open Plan Warehouse Space
- Full Height Loading Door
- GF/ 1st Floor Office Space
- Allocated Parking

# Unit 3, Phoenix Terrace, Littlehampton, BN16 3LN

## Summary

<b>Available Size</b>	6,000 sq ft
<b>Rent</b>	£3,125 per month
<b>Rates Payable</b>	£15,232 per annum
<b>Rateable Value</b>	£29,750
<b>Service Charge</b>	N/A
<b>Car Parking</b>	Allocated parking for the property
<b>VAT</b>	To be confirmed. VAT may be chargeable, interested parties to make their own enquiries
<b>Legal Fees</b>	Each party to bear their own costs. Each party will be responsible for their own legal costs incurred
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (97)

## Description

The property comprises of ground floor open plan warehouse/ industrial space with ground floor office reception area along with additional first floor office space. There is 3-phase power coming into the building with full height roller shutter door access as well as pedestrian door. Allocated loading bay and parking for the building.

## Location

Phoenix Terrace is on Artex Avenue, located on the Rustington trading estate with good access to the main A259 trunk road and A27 road linking to Worthing, Chichester and Brighton. There are a number of occupiers on the estate including Screwfix, Topps Tiles, Tool Station and Optimus Gym.

## Accommodation

The accommodation comprises the following areas:

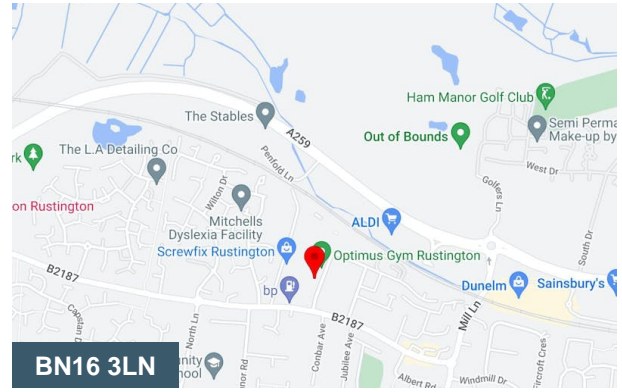
Name	Sq ft	Sq m
Ground - Ground Floor Warehouse	5,000	464.52
Ground - Ground Floor Office	500	46.45
1st - First Floor Office	500	46.45
<b>Total</b>	<b>6,000</b>	<b>557.42</b>

## Viewings

Viewings can be arranged via the Landlords Sole Agent: Newlands Property  
Tel: 01273-779777 or by emailing richard@newlandsproperty.com

## Terms

The property is available by way of a new FRI lease with terms to be agreed and asking rental of £37,500 per annum exclusive.



## Viewing & Further Information



**Richard Lowrey**

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