



Unit F

Brookside Avenue, Littlehampton, BN16 3LF

**FOR SALE / TO LET Trade
Counter Warehouse & Yard
OIRO £1.35m / Rental
£120,000 PAX**

16,837 sq ft
(1,564.21 sq m)

- Available Now
- Excellent parking and yard space
- Suit various uses (STPC)
- Freehold Also Available

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Summary

Available Size	16,837 sq ft
Rent	£10,000 per month
Price	Offers in the region of £1,350,000
Rates Payable	£41,625 per annum
Rateable Value	£75,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (80)

Description

Occupying a prominent corner position on the established Rustington trading estate, the building comprises of an open plan ground floor warehouse, with showroom area, along with first floor offices and mezzanine storage.

To the front of the site there is ample customer and staff car parking along with external rear yard for additional parking or storage space.

Location

The property is located on the well established Rustington Trading Estate, on Brookside Avenue with a host of well known companies on the estate such as, Tool Station, Euro Car Parts, Post Office, Lund Bros. There are also several leisure occupiers on the estate including Optimus Gyms.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	12,083	1,122.55	Available
1st	1,893	175.87	Available
Mezzanine	1,570	145.86	Available
Outdoor - External Storage	1,291	119.94	Available
Total	16,837	1,564.22	

Viewings

Viewings can be arranged via the Landlords Sole Agents - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £120,000pax.

Alternatively the freehold is available to purchase now, subject to the existing lease, with offers invited in the region of £1,350,000.



Viewing & Further Information



Richard Lowrey
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richard@newlandsproperty.com

Energy performance certificate (EPC)

Sandtiles Ltd Brookside Avenue Rustington LITTLEHAMPTON BN16 3LF	Energy rating D	Valid until:	16 August 2035
		Certificate number:	7239-0787-7406-0083-6004

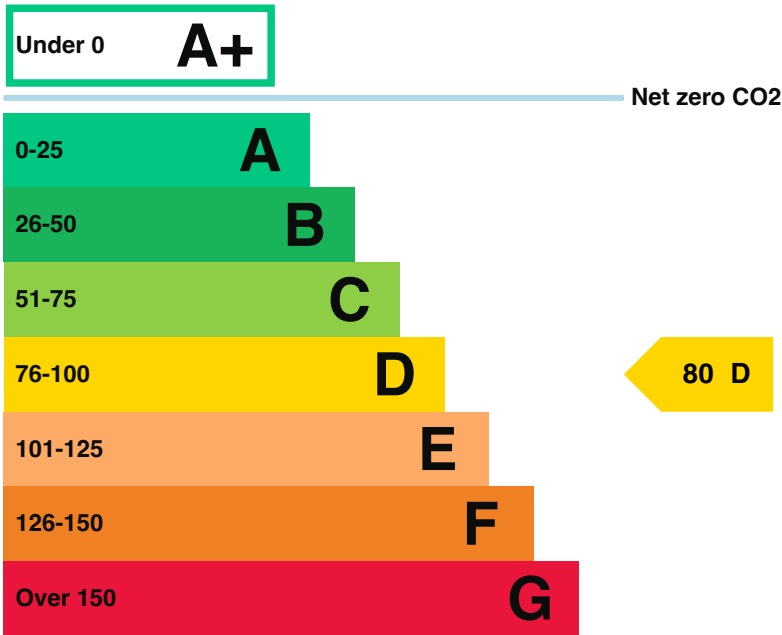
Property type	Storage or Distribution
Total floor area	1,533 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property’s energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	17 A
If typical of the existing stock	69 C

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	24.34
Primary energy use (kWh/m2 per year)	175

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0150-6354-2651-5885-0504\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Simon Beeching
Telephone	07740 405 603
Email	simon.beeching2@btinternet.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015321
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 August 2025
Date of certificate	17 August 2025