



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 June 2026
- Excellent parking and yard space
- Suit various uses (STPC)

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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, alternatively the freehold is available with offers invited in the region of £1,350,000.



Viewing & Further Information



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