

# MARSHALL CLARK

C H A R T E R E D   S U R V E Y O R S

*12 Sompting Road, Worthing, West Sussex BN14 9EP  
Telephone: 01903 236599 Facsimile: 01903 208973  
Email: worth@marshallclark.co.uk*

## **LIGHT INDUSTRIAL UNIT**

### **TO LET**

**Approx 882 sq. ft. (82 sq.m.)**



**UNIT 19, WICKHAM BUSINESS CENTRE,  
HARWOOD ROAD, LITTLEHAMPTON**

**WEST SUSSEX BN17 7AU**

Regulated by RICS

Marshall Clark for itself and for the vendors or lessors of the property give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract. Neither Marshall Clark nor anyone in its employment has any authority to make or give representation or warranty in relation to the property.

**LOCATION:**

The Wickham Business Centre is situated on the established Harwood Road Industrial Estate in Littlehampton having excellent links to both the A259 and A27 coastal roads. It is approached from the Littlehampton bypass (by Tesco) via Lineside Road. Littlehampton town centre is approximately half a mile to the south.

**DESCRIPTION:**

A refurbished unit with the benefit of roller shutter and separate pedestrian doors. Allocated parking. Suit workshop or storage use.

**ACCOMMODATION:**

Approximate gross internal floor measurements:

882 sq. ft. (82 sq. m.)

**TENURE:**

A new FRI lease is available for a minimum term of 3 years.

**RENTAL:**

£5,760 per annum exclusive + VAT.

**SERVICE CHARGE:**

The maintenance of the external parts of the building and the general upkeep of the estate are covered by a service charge. Further details on request.

**BUSINESS RATES:**

All interested parties are asked to contact Arun District Council direct on 01903 737752.

**VIEWING:**

**Strictly by appointment through sole agents Marshall Clark LLP - 01903 236599**

**Contact: Jane Ashworth - [j-ashworth@marshallclark.co.uk](mailto:j-ashworth@marshallclark.co.uk)**