

# MARSHALL CLARK

C H A R T E R E D   S U R V E Y O R S

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## LIGHT INDUSTRIAL UNIT

### TO LET

**Approx 3,067 sq. ft. (284 sq.m.)**



**UNIT 5, THE HARWOOD CENTRE**

**HARWOOD ROAD, LITTLEHAMPTON**

**WEST SUSSEX BN17 7AT**

Regulated by RICS

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**LOCATION:**

The premises are located on the established Harwood Road industrial estate in Littlehampton which has excellent links to both the A259 and A27 coastal roads. All main town centre facilities are close by including Littlehampton railway station.

**DESCRIPTION:**

The premises comprise the rear part of a former large industrial building which has recently been split into 5 self contained units. Each unit benefits from three phase electric, disabled WC facilities and water supply. Access is via large roller shutter loading door in addition to separate pedestrian door access. There is ample parking allocated to the units

**ACCOMMODATION:**

Approximate gross internal floor measurements:

3067 sq. ft. (284 sq. m.)

**RENTAL:**

£18,000 per annum exclusive + VAT.

**TERMS:**

To Let on new lease terms to be agreed, subject to a minimum term of 3 years.

**SERVICE CHARGE:**

The units are liable for service charge, further details upon request.

**INCENTIVES:**

Rental incentives (rent free periods/rent reductions) are available subject to minimum 3 year FRI lease.

**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)**