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FOR SALE

INDUSTRIAL AND WAREHOUSE – 1,252 SQ FT (116.31 SQ M)

Unit N, OYO Business Units, Arndale Road, Littlehampton, West Sussex, BN17 7HD

DESCRIPTION

The unit forms part of a terrace of similar modern industrial and warehouse units and is situated at the end of the terrace. The unit is of steel frame construction and clad upper section elevations under an insulated profile sheet roof. The unit is accessed via an electrically operated up and over shutter loading door. There is also a separate pedestrian entrance. The unit has a single WC.

LOCATION

The unit is situated at the southern end of Arndale Road on its east side and forms part of a development known as the OYO Business Units. The unit is situated approximately 1 mile north of Littlehampton Town Centre and the A27 Southcoast Trunk Road. Direct access is off the A259 Littlehampton Bypass and is within walking distance of Littlehampton railway station and the adjacent retail park where occupiers include Tesco, Curry's and Wickes.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,252	116.31

PLANNING

The unit benefits from detailed planning permission for B1/B2 and B8 use classes. A mezzanine floor can be installed without the need for further planning consent.

EPC

The property has an EPC rating of C.



AMENITIES

- 5m clear internal height to underside of haunch
- 20kN per sq m
- Reinforced concrete warehouse floor
- 4m x 3 electrically operated sectional overhead loading door
- 9m yard depth
- 3-phase electricity

PRICE

£235,000 Freehold

SERVICE CHARGE

There is a service charge which covers the maintenance upkeep and repair of the OYO estate is £513.24.

RATES

The April 2026 Rateable Value of the property is £11,750.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees. The purchaser will put down a non-refundable deposit of £1,200 which will be deducted from the purchase price upon completion of the sale.



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