



**MAKING  
PROPERTY  
WORK**  
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# PRELIMINARY INFORMATION

**INDUSTRIAL AND WAREHOUSE – 55,603 - 116,277 SQ FT (5,165.52 - 10,802.13 SQ M)  
Buildings 5 And 6, Watersmead Business Park, Littlehampton, West Sussex, BN17 6LS**

**DESCRIPTION**

The buildings form part of the body Shop campus at Watersmead Business Park in Littlehampton, West Sussex. The Business park is located to the north east of Littlehampton town centre and is adjacent to the A259. Littlehampton is located approximately 64 miles to the south west of London with Portsmouth and Southampton being 30 miles and 43 miles to the west. Gatwick and junction 9 of the M25 are 42 and 44 miles to the north, respectively.

**LOCATION**

Two modern warehouse buildings with integral offices. Building 5 is 55,603 sq ft GIA and building 6 is 60,674 sq ft GIA with the two buildings currently being connected by a link bridge. Building 5 has an allocation of 208 car parking spaces and 10 lorry spaces whilst building 6 has an allocation of 218 car spaces and 10 lorry spaces. Loading to buildings 5 and 6 is in the yard area to the rear of the buildings.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Building 5	55,603	5,165.52
Building 6	60,674	5,636.61
<b>TOTAL</b>	<b>116,277</b>	<b>10,802.13</b>

**RENT**

Building 5 - £556,030 PAX, Building 6 - £606,740 PAX.

**TENURE**

Both buildings are available on a lease for a term expiring on the 24th December 2025. Assignments of both leases are available or our clients may consider short term sub leases. New longer term leases may be available via the landlord.

**RATES**

To be reassessed.

**VAT**

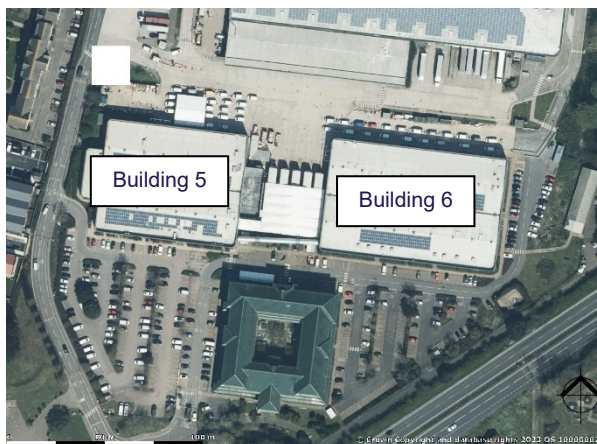
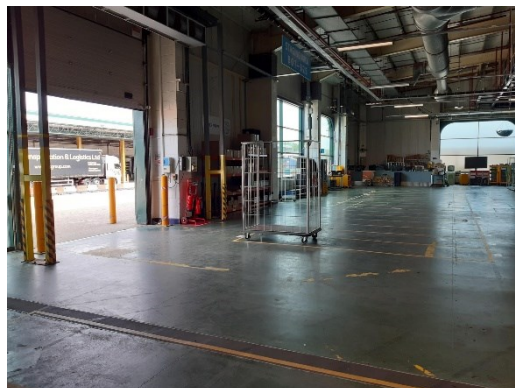
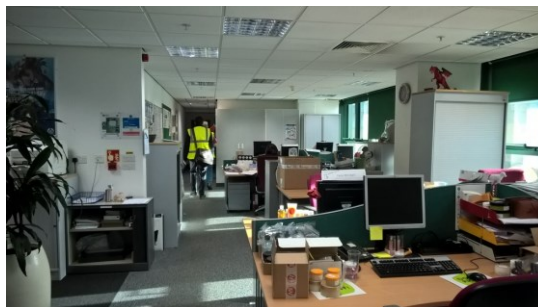
VAT will be charged on the quoting terms.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

The properties have an EPC rating of:  
 Building 5 – B-35, Building 6 – B-40..



**VIEWINGS – 01273 876 200**

**David Martin**

t: 01273 876 212

e: [dmartin@shw.co.uk](mailto:dmartin@shw.co.uk)



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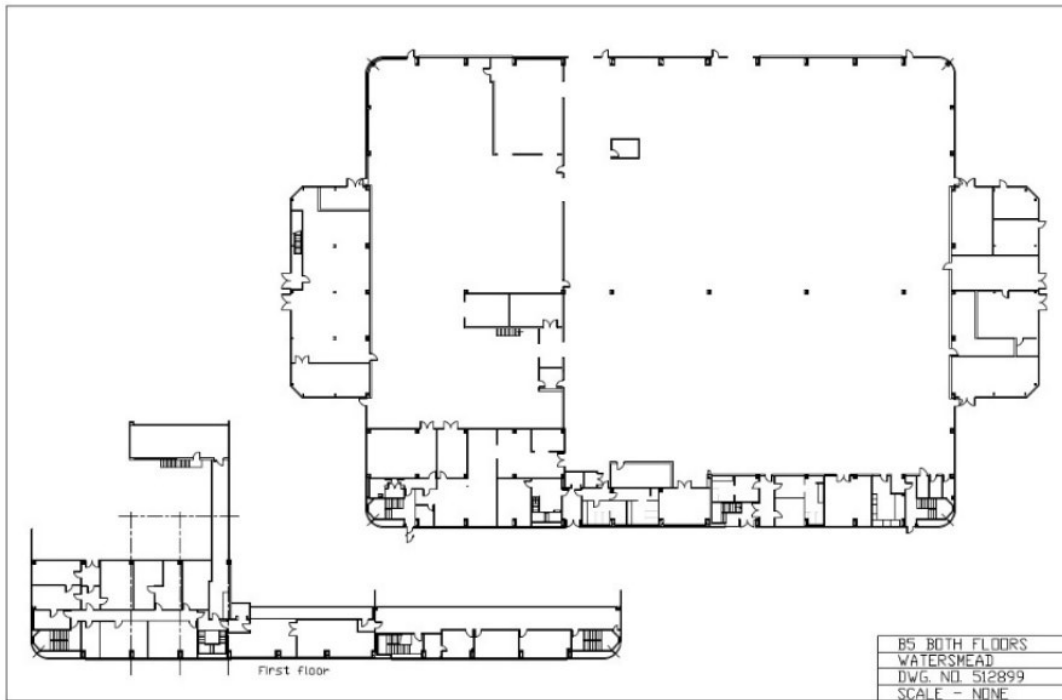


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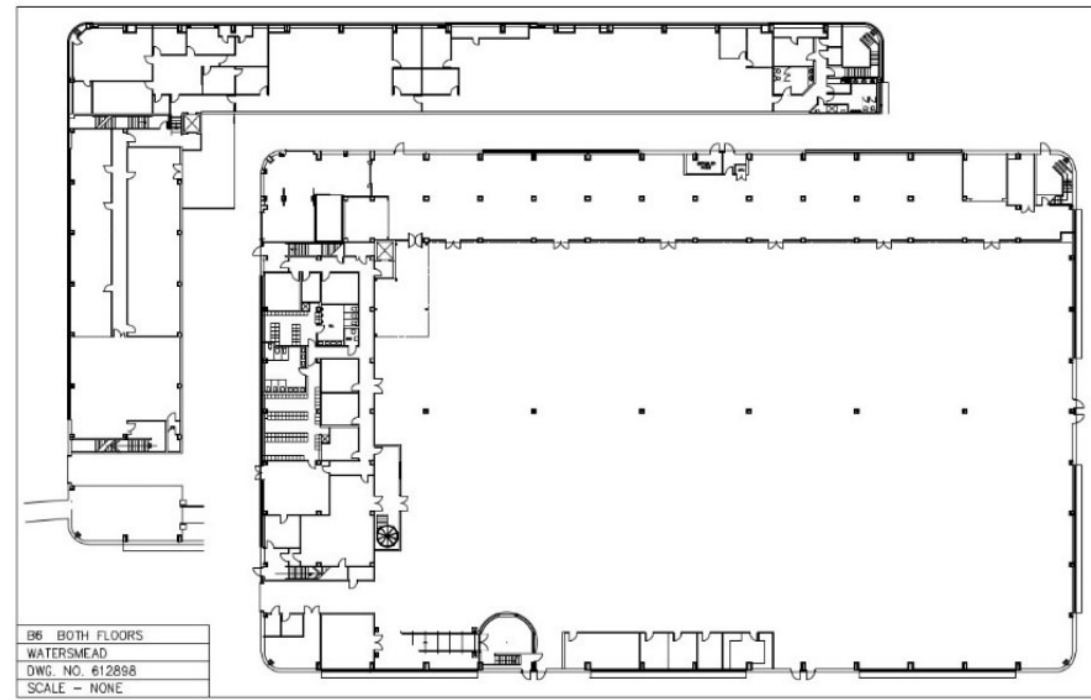


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Building 5 – Ground and First Floor Plan



Building 6 – Ground and First Floor Plan

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