



**MAKING
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SHW.CO.UK

PRELIMINARY INFORMATION

**INDUSTRIAL AND WAREHOUSE – 55,603 SQ FT (5,165.52 SQ M)
Building 5, Watersmead Business Park, Littlehampton, West Sussex, BN17 6LS**

DESCRIPTION

The building forms 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

A modern warehouse building 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. Loading to buildings 5 and 6 is in the yard area to the rear of the buildings. The warehouse has an eaves height of 6m.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Building 5	55,603	5,165.52

RENT

Building 5 - £556,030 PAX

TENURE

The building is available on a lease for a term expiring on the 24th December 2025. An assignments of the leases is available or our clients would consider a short term sub lease, a new longer term lease may be available via the landlord.

RATES

To be reassessed.

VAT

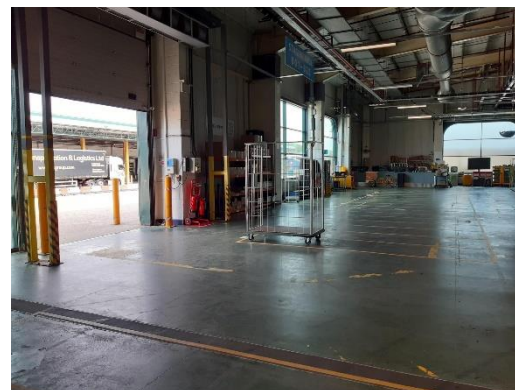
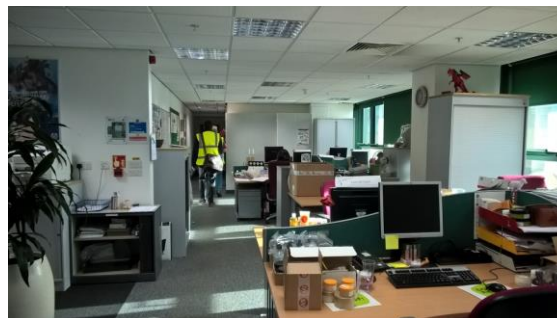
VAT will be charged on the quoting terms.

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 5 – Ground and First Floor Plan

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