

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 3,349 SQ FT (311.12 SQ M)**

**Unit 2 Minster Court, Courtwick Lane, Littlehampton, West Sussex, BN17 7RN**



**DESCRIPTION**

The premises form part of a terrace of single storey warehouse and industrial units of steel portal frame construction with brick and block elevations. The lower elevations are brick and block with profile sheet cladding on the upper elevations under a metal profile roof with intermittent roof lights. Internally, the premises are laid out to provide an open plan production/warehouse area together with an office, reception and separate Ladies & Gent's WC facilities.

**LOCATION**

The unit is situated on the established Minster Court Estate which is located approximately 1/2 mile to the north of Littlehampton town centre, close to the Morrisons Superstore. Minster Court is on the south side of Courtwick Lane approximately 200 mts from its junction with Lyminster Road which in turn provides direct access to the A27 1 1/2 miles to the north and the Littlehampton By-Pass (A259 coast road) immediately south and is located approximately mid-way between Bognor (9 miles to the west) and Worthing (7 miles to the east) via the A259.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Warehouse/Production Area	2,913	270.62
Office Including Reception Separate Ladies/Gents WC's	436	40.5
<b>TOTAL</b>	<b>3,349</b>	<b>311.12</b>

**AMENITIES / OPPORTUNITY**

- Up & Over Shutter Door
- Separate pedestrian access
- Three phase electricity
- Eaves Height 6m (19' 8")
- Lighting within warehouse/production areas
- Ample on-site car parking
- Modern carpeted and decorated offices
- Gas fire view heater within warehouse & production areas
- Newly refurbished
- LED lighting

**RENT**

£36,850 PAX

**RATES**

The April 2023 Rateable Value of the property is £26,000.

**VAT**

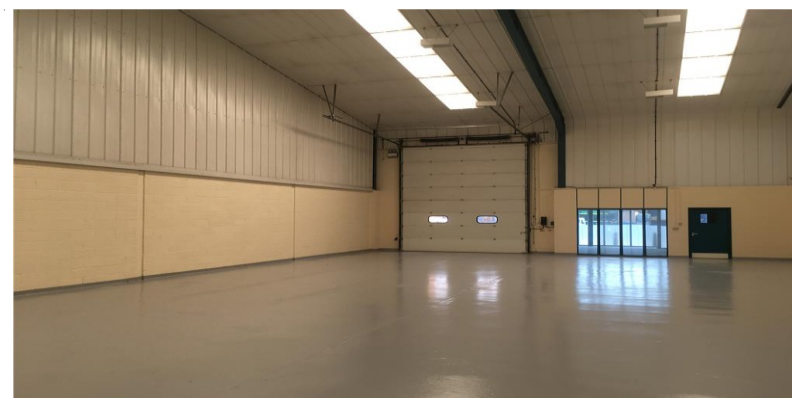
VAT will be charged on the quoting terms.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

76-100 **D** 92 D



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