

ESTABLISHED OFFICE LOCATION
30 SERVICED BUSINESS UNITS

TO LET



BIZSPACE LITTLEHAMPTON

COURTWICK LANE, LITTLEHAMPTON BN17 7TL



GRAVES
SON &
PILCHER

01273 321 123

GSP.UK.COM

Location

Situated 25 minutes from Worthing in Littlehampton on the West Sussex coast, the Biz Space business centre is located one mile north of the town centre, just off the A284 Lyminster Road. Many amenities are nearby, including a supermarket with car charging stations and a Post Office. The town, with its many shops, restaurants, and cafes, is a 20-minute walk away. There are close links to the A27 towards east and west, and Littlehampton Rail Station is just over a mile away.

Accommodation

30 multiple sized office suites available with starting from 157 sq.ft up to 791 sq.ft in size, with potential to create larger space up to 2000 sq.ft if necessary (subject to availability).

- ♦ Fully supported IT package & Phone ♦ Building insurance ♦ Utility services—heating, water ♦
 - ♦ Building Maintenance ♦ CCTV, intruder & fire alarm ♦
- ♦ Registered Business Address ♦ Cleaning of all communal areas ♦ Shower facilities ♦
 - ♦ Secure car park ♦ EV charging points ♦ On site centre manager ♦

Terms

New leases available with a 12 months rolling licence with 3 months' notice to terminate and a standard 2 month deposit with 1 months rent in advance. Fixed annual uplift on the rent. One off set up fee of £95.00 + VAT.

Business Rates All units qualify for 100% small business rates relief.



Viewing by appointment with sole letting agent **GRAVES SON & PILCHER**



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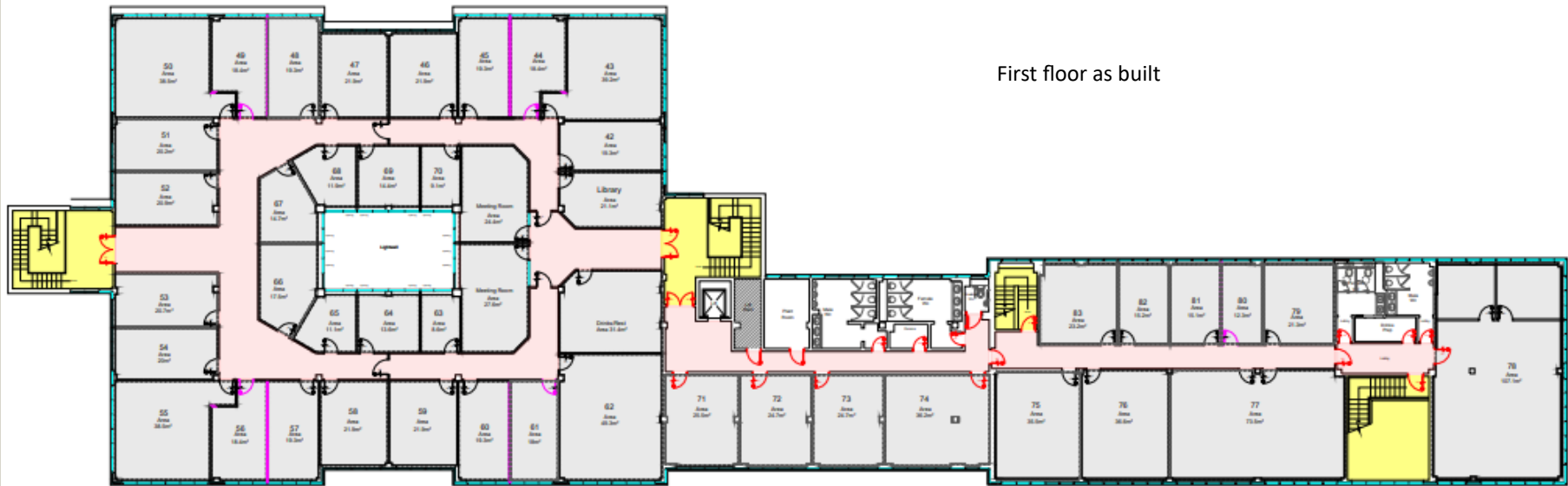


amenities and services not tested
measurements are approximate and net internal

Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.



Lower ground floor as built



First floor as built



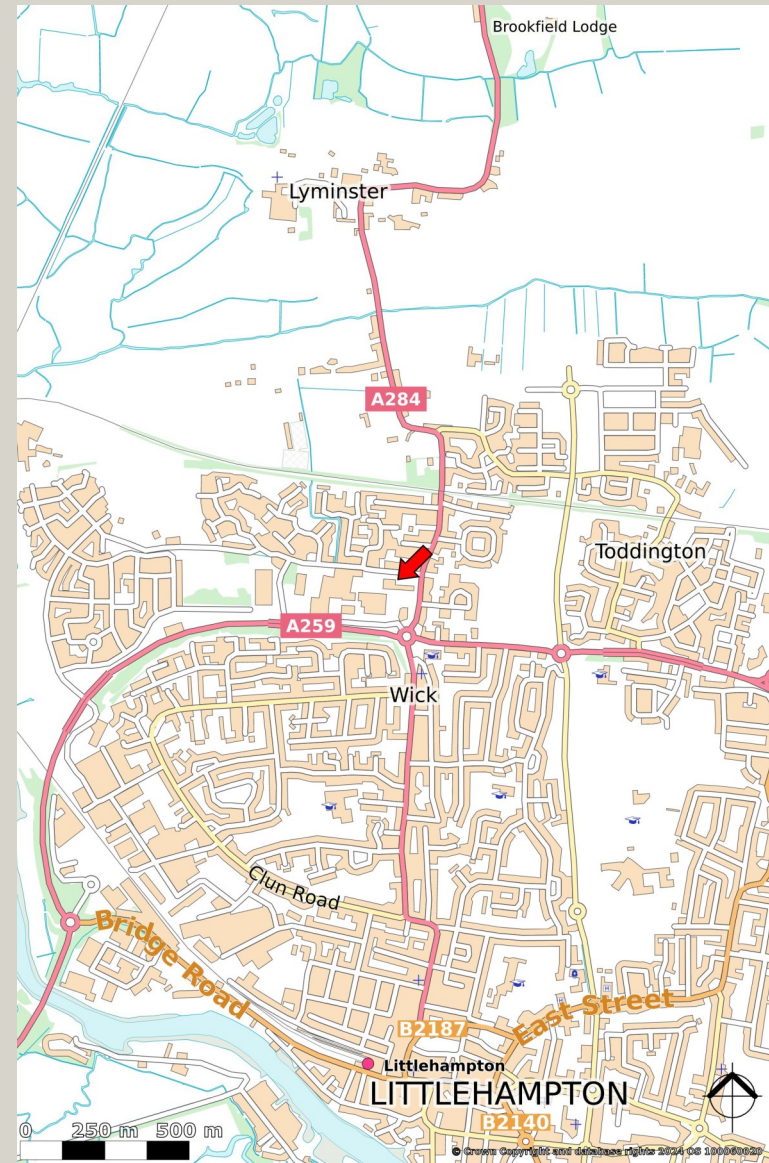
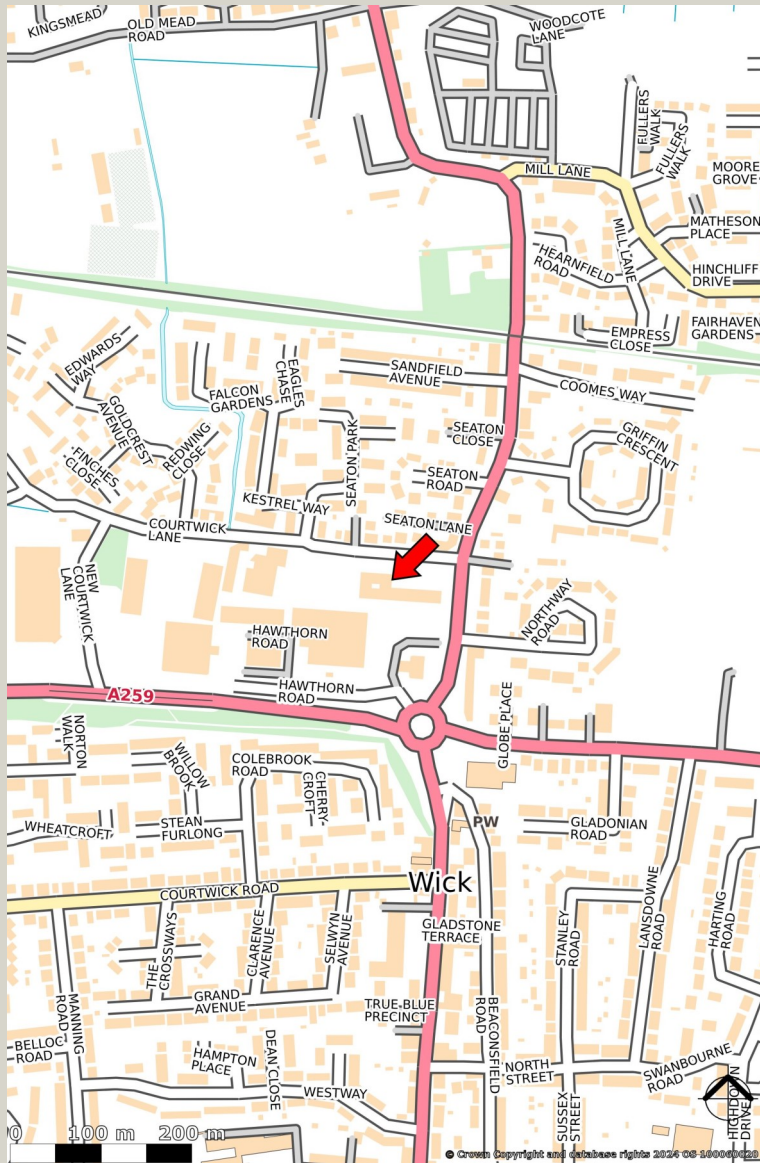
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