



Offices 3 & 4, Arun Business Centre, Ferry Road  
Littlehampton, West Sussex, BN17 5DS

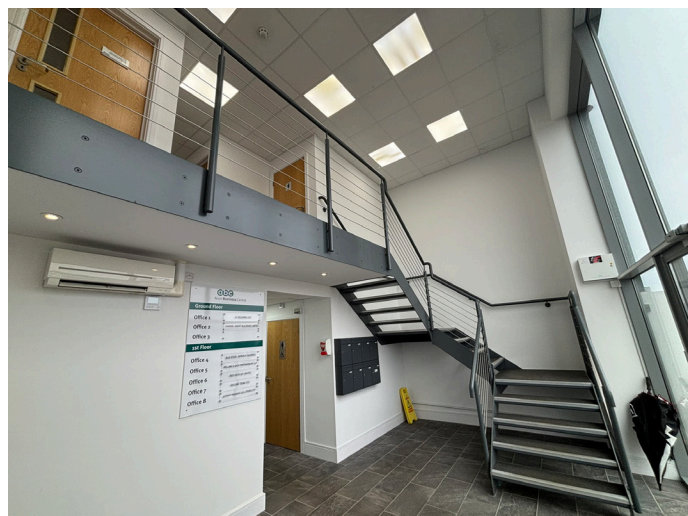
**TO LET**

## OFFICE / E CLASS SPACE

Sizes from - 234 sq ft - 523 sq ft

### Key Features:

- Self-contained
- Daily parking for staff and visitors
- Waterside location
- Office 3 - £1,320 per month
- Office 4 - £640 per month
- Flexible occupational plans from 6 months upwards
- Separate male & female WC
- Shower facilities available on site
- Kitchenette facilities
- 24.7 access and security





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## Location

Littlehampton is a seaside town, within West Sussex located on the South Coast. It is conveniently located along the A27 south coast trunk road.

The Marina is located on the west bank of River Arun on the West Sussex coastline. Located just a short walk away from the railway station.

## Accommodation

The property comprises a self-contained office premises, benefitting from suspended ceilings with LED lighting, double glazing, Shared W/Cs and Kitchen.

Area	Size (sq ft)	Rent (pa)	Rent (pcm)
Office 3	523	£15,840	£1,320
Office 4	234	£7,680	£640

## VAT

We understand that the property is not elected for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## EPC

We understand the property has an EPC rating of D (77).

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The offices are available to let typically on a standard lease of 12 months or longer if required.

Flexible occupational plans from 6 months upwards.

Monthly rent will be inclusive of the following:

- Heating
- Lighting
- Electricity
- Water
- Business Rates
- Shared kitchen (with other business centre tenants only)
- Shared toilet/shower facilities for the sole use of occupiers
- 24.7 access
- 24.7 security
- Daily parking for staff and visitors
- Telephone and broadband\*

\*Excluded from this inclusive fee are calls to 0800 numbers, international calls and phone/broadband services requested by the tenant above and beyond the scope of our contract. These will be billed separately.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

April 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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