



Bizspace, Courtwick Lane
Littlehampton, West Sussex BN17 7TL

TO LET

WELL PRESENTED SERVICED OFFICES

Approx Size - 8,000 sq ft

Key Features:

- Situated off prominent road
- Excellent road links
- Onsite parking
- High speed internet
- Passenger lift
- Break-out rooms
- Rent on application
- Available from April 2022
- Adjacent to Morrisons





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Location

The premises is situated in a prominent location, just off Lyminster Road, adjacent Morrisons supermarket.

Littlehampton mainline railway station is just over a mile away with good links to Worthing, Brighton and London. Buses stop outside the business centre, travelling to Arundel and Worthing.

Accommodation

From April 2022, we will have a large space becoming available (approximately 8,000 sq ft - 30 offices), located on the 1st floor with its own kitchen and two meeting rooms. (Offices 42-70 on floorplan).

The business centre also benefits from the following amenities:

- Passenger lift
- Dedicated on-site centre manager
- On-site barrier controlled parking
- Key fob access
- Breakout areas
- Meeting rooms
- High speed internet

EPC

We understand the property has an EPC rating of B (41).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

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 property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed. Rent on application.

Business Rates

Rateable Value (2026): £18,250

Occupiers will pay approximately 43% of this per annum.

Legal Fees

Each party to bear their own legal costs incurred.

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.

Viewings and Further Information

Please contact the agents
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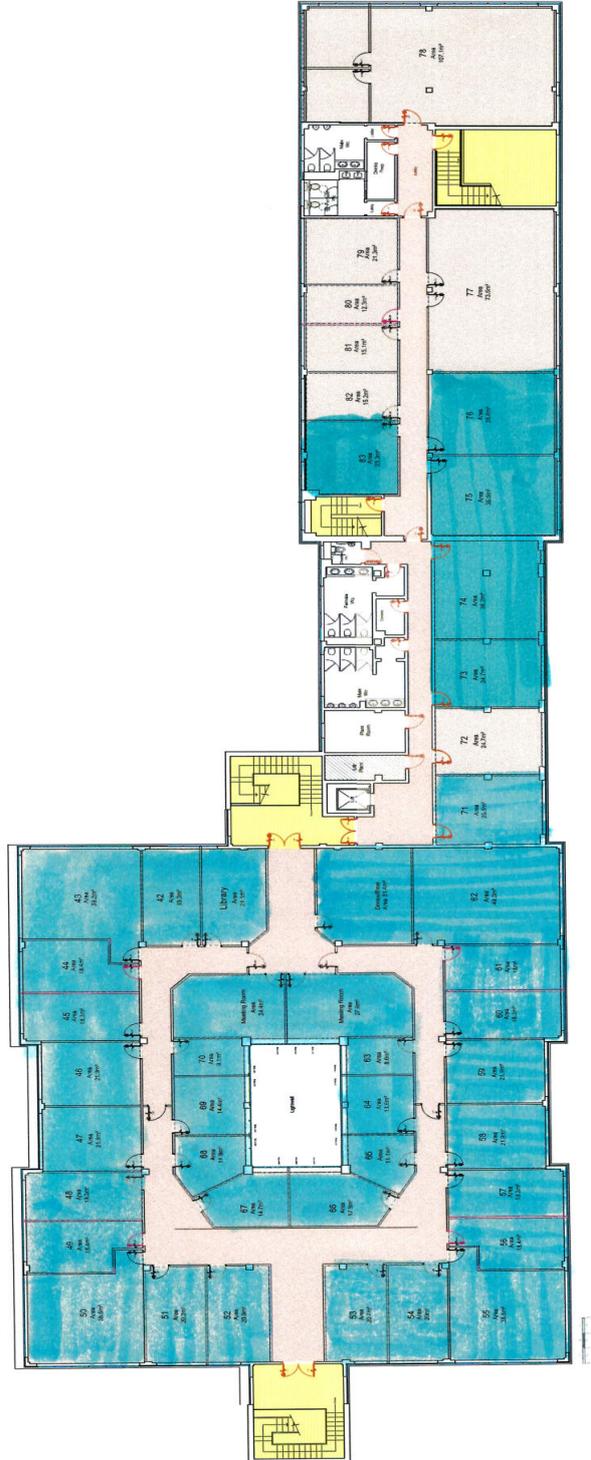


2 August 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



First Floor Plan



For identification purposes only.