

TO LET

OFFICE TO LET
81.32 m² (875 ft²)

01903 236599
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**PART FIRST FLOOR UNIT 1A MARTELLO ENTERPRISE
CENTRE, COURTWICK LANE, LITTLEHAMPTON, BN17 7PA**



what3words



boat.driver.verse



GUIDE RENT £12,500 PER ANNUM

LOCATION:

The property is located on the south side of Courtwick Lane which is situated within an established commercial location in Littlehampton.

The property is located approximately 1.50 km to the north of Littlehampton Town Centre and has convenient access to the A27 and A259 which provides links to towns/cities along the South Coast.

Littlehampton Train Station is located approximately 1.50 km metres to the south. There are a variety of other occupiers in proximity including Morrisons, Bizspace, Safesite and Mediwin.

DESCRIPTION:

The accommodation comprises part of the first floor of Unit 1a Martello Enterprise Centre which is a two-storey industrial/office building.

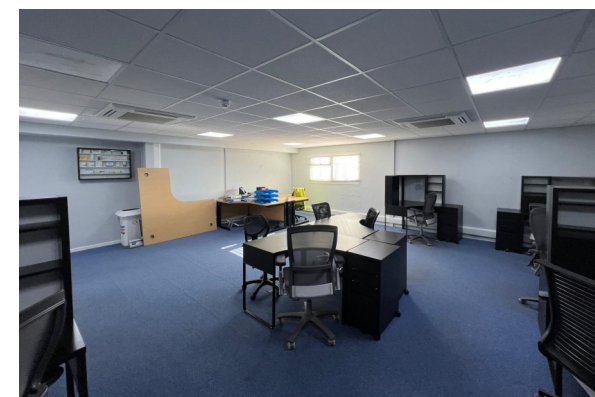
The premise is accessed via an external metal staircase which leads to a corridor to access the various spaces within the property.

The space is broadly arranged as two open plan office spaces with a kitchenette and separate WCs.

There is a server cupboard within the proposed demise that will be retained by the landlord.

The premises has approximate Net Internal Area of:

First Floor Office 1	592 ft ²	55.04 m ²
First Floor Office 2	283 ft ²	26.28 m ²
Total	875 ft ²	81.32 m ²



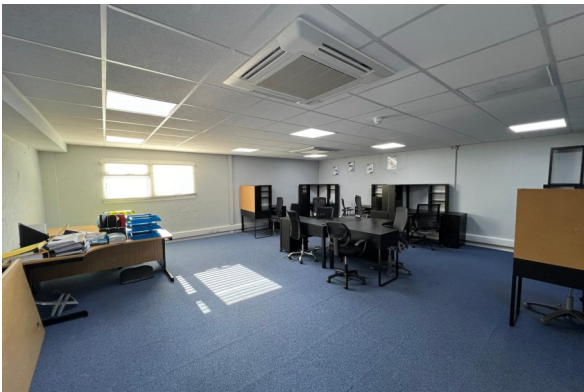
TENURE:

Effective full repairing and insuring lease.

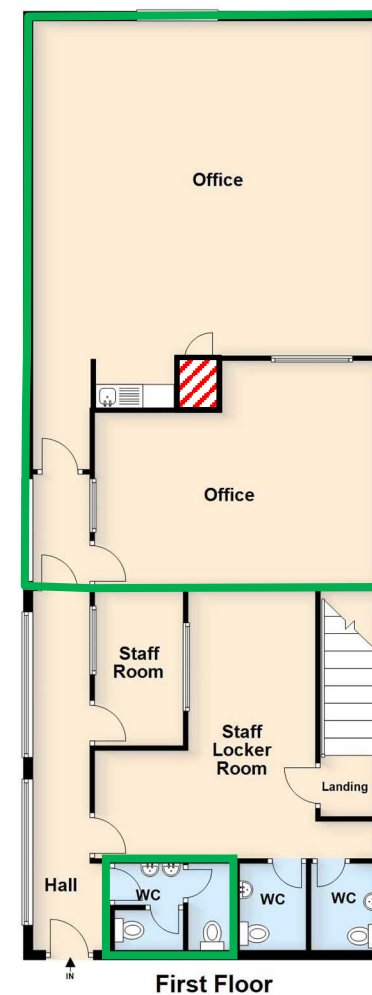
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Further Information

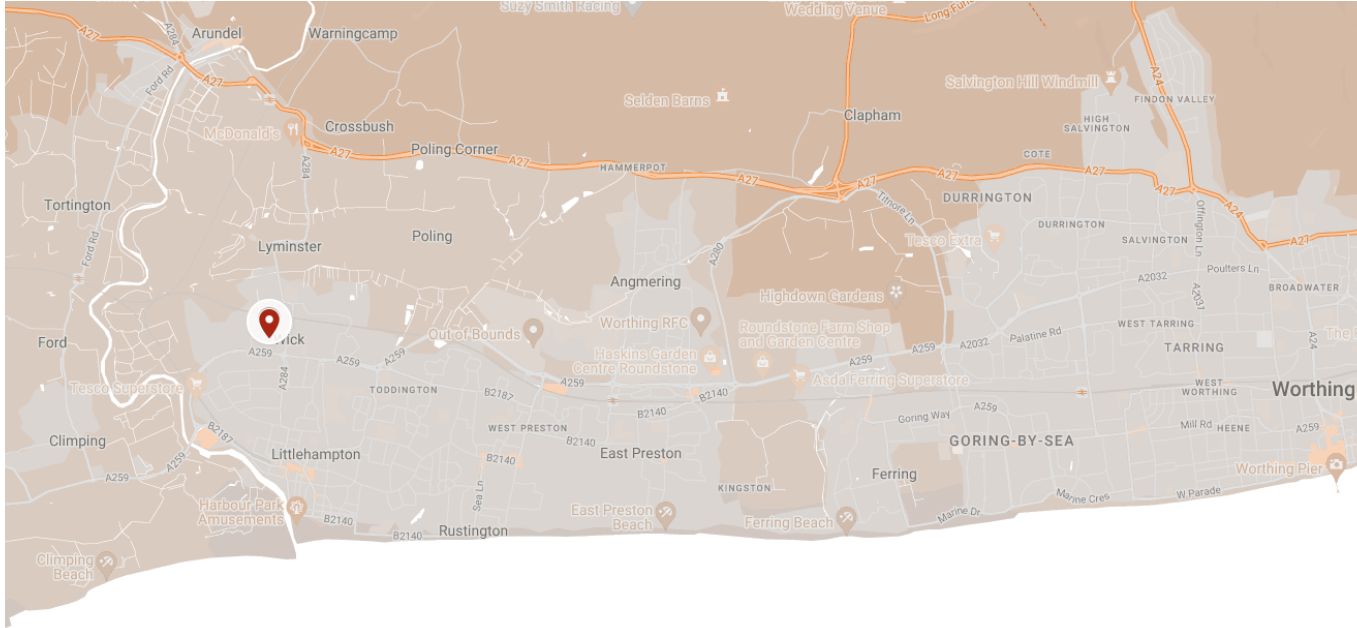
- VAT:** We understand that VAT will not be payable on the rent.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- EPC:** B—48
- RATES:** To be assessed separately.
- SERVICE CHARGE:** The tenant would be responsible for a proportion of the Estate Service Charge as well as for the Buildings Service Charge.
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of Heads of Terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.



Floor Plan—Proposed demise outlined in green



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**FOR MORE INFORMATION
OR A VIEWING PLEASE
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