

TO LET



First Floor & Ground Floor Offices In Attractive Setting

Key Benefits

- Courtyard Development With Parking
- Self Contained Accommodation
- First Floor Main Office/Ground Floor Store/Meeting Room
- Flexible Accommodation

Tenure: To Let

Property Type: Offices

Size: 1,246 sq ft

Rent: On application

Location

Lake Lane runs between Ford (B2132 Yapton Lane) and Barnham some 5 miles from Littlehampton, 7 miles from Bognor Regis and 15 miles from Worthing. Both the main A259 and A27 are within 10 minutes drive.

Barnham main line railway station is approximately 1 mile to the west.

SAT NAV: PO22 0AL

The Sussex Business Village is a courtyard development office set in a wonderful semi-rural location.

Occupiers include a number of professional businesses.

Suites 3a and 3b offer self contained ground and first floor accommodation. Suite 3a on the first floor, is accessed by an external staircase off a landscaped courtyard, comprises a mainly open plan offices with the addition of a private office and kitchen/wc x2.

Suite 3b comprises two ground floor rooms underneath suitable either as additional offices/meeting room or stores.

Externally, an extensive car park is provided.

Floor Area (Approximate)

Suite 3a

Main Office: 645 sq ft

Private Office: 98 sq ft

Storage: 31 sq ft

Kitchen & WCs

Suite 3b

Meeting Room: 181 sq ft

Office/Store: 291 sq ft

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed.

Rent Deposit

A rent deposit may be required dependent on tenant status.

User

B1a Offices

Legal Costs

Each party to pay their own costs incurred

Viewing

By arrangement with sole agent Brierley & Coe. Please call 01903 372003

Rent

On application

Energy Performance Rating

Available upon request.

Business Rates

Rates Payable: £6,120 per sq ft

(based upon Rateable Value: £12,750 and UBR: 48.0p)

Applicants are advised to verify this information with Arun Council including the potential for any tapered rates relief.

Service Charge

To be confirmed



Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.





