

MARSHALL CLARK

C H A R T E R E D S U R V E Y O R S

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BUSINESS UNIT WORKSHOP + OFFICES TO LET

GROUND FLOOR - 1,165 SQ. FT. APPROX

FIRST FLOOR - 1,160 SQ FT. APPROX

POPULAR MIXED - EMPLOYMENT LOCATION



**UNIT 2, ROPE WALK,
LITTLEHAMPTON,
WEST SUSSEX BN17 5DE**

Regulated by RICS

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LOCATION: The property is situated in Rope Walk which is an established riverside business location within the Littlehampton harbour area on the west side of the River Arun. There is easy access to the A259 (via Ferry Road), with Littlehampton Town Centre some 2 miles away, and Chichester approx. 8 miles, and nearby businesses include a cafe, guest house and various marine engineering companies.

DESCRIPTION: We understand that the property has B1 use, and was previously used as a printing workshop. This bright and well-maintained unit comprises a modern two-storey building with the Ground Floor arranged as an open-plan Workspace with plenty of natural light, plus Offices to the north accessed via an entrance lobby. The First Floor is largely open-plan but with the possibility to create a number of separate rooms if required. The property has the benefit of 3-phase electricity and double loading doors to the rear of the property, a disabled WC on the ground floor, further first-floor WC and separate kitchen, with loft access for storage.

ACCOMMODATION: **Ground Floor: 108.21 sq m (1165 sq ft) approx.** net internal floor area
First Floor: 107.73 sq m (1160 sq ft) approx. net internal floor area
TOTAL: 215.94 sq m (2325 sq ft) approx.

GUIDE RENT: The property is offered to let on a new lease at a rent from **£7,000 pa Exclusive, rental incentives may be available.**

VAT: **VAT is not applicable**

LEGAL COSTS: Each party to bear their own legal costs in the preparation of the new lease.

EPC: An Energy Performance Certificate is available for inspection

RATES: We are informed by Arun District Council that the current Rateable Value of the property is £5,800.

VIEWING: Strictly by appointment through the agents:

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