

# TO LET

**FULLY MANAGED FLEXIBLE OFFICE  
SPACES**

**FROM 157—791 ft<sup>2</sup>**

**01903 236599**

**[www.marshallclark.co.uk](http://www.marshallclark.co.uk)**



**BIZSPACE, COURTWICK LANE, LITTLEHAMPTON, BN17 7TL**



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**MARSHALLCLARK**

CHARTERED SURVEYORS AND  
COMMERCIAL PROPERTY CONSULTANTS

## FULLY MANAGED FLEXIBLE OFFICE SPACES

### LOCATION:

The property is located on the south side of Courtwick Lane which is situated within an established commercial location. 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 Brighton and Chichester. Littlehampton Train Station is located approximately 1.50 km metres to the south. There are a variety of other occupiers in proximity including Morrisons, Martello Enterprise Centre, and companies within the property itself.

### DESCRIPTION:

There are a range of offices available starting from 157 ft<sup>2</sup> up to 791 ft<sup>2</sup> in size, with potential to create larger space up to 2000 ft<sup>2</sup> if necessary (subject to availability).

The below service are included within the price;

- Fully supported IT package & Phone
- Building Insurance
- Utility Services – heating, water—Electricity is separately metered
- Building Maintenance
- CCTV, Intruder & fire alarm.
- Registered Business Address
- Cleaning of all communal areas
- Shower facilities
- Secure Car Park
- EV charging points.
- On site Centre Manager



### TENURE:

New leases available with a 12 months rolling licence with 3 months' notice to terminate and a standard 2 month deposit with 1 months rent in advance. Fixed annual uplift on the rent. One off set up fee of £95.00 + VAT.

### RATES:

We have been advised that all units qualify for 100% small business rates relief.



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## FULLY MANAGED FLEXIBLE OFFICE SPACES



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## FULLY MANAGED FLEXIBLE OFFICE SPACES

FOR MORE INFORMATION  
PLEASE CONTACT;



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