



**OFFICE**

318 Sq Ft  
(29 Sq M)

**Rent From: £750 PCM**

Self Contained  
Serviced Ground  
Floor Office Suite  
With Parking on  
Picturesque Marina

- + Well Presented Office Suite
- + Situated on Private Marina
- + Flexible Lease Terms Available
- + Available For Immediate Occupation
- + Suit New or Expanding Business Looking For Office Space With Low Overheads
- + Please change to read:
- + Rent Inclusive of Heating, Lighting, Electricity, Water, 24 Hour Marina Security and Maintenance & Car Parking On-Site



## Location

Littlehampton Marina is located on the west bank of the River Arun on the West Sussex coastline. Located a few minutes walk from the railway station (over the footbridge) with its regular services along the southcoast and north to London. Littlehampton town centre with its array of eateries, retail outlets and seafront are a short walk away. The Marina is within close proximity of the A259 & A27 roads. Littlehampton is a seaside resort in the Arun District of West Sussex with neighbouring towns including Worthing (9 miles east), Bognor Regis (8 miles west) & Arundel (5 miles north).

## Description

These superbly presented premises provide office accommodation managed by the owners of Littlehampton Marina, set within a picturesque marina setting. If businesses are looking for flexibility then Littlehampton Marina provides a variety of office accommodation which is available on flexible short or long term agreements. AD4 is located to the rear of the main Marina Offices, accessed via a private entrance with offices at ground floor level which benefit from the following key features:

- Double Glazing
- Ample Electrical Points
- Central Heating
- LED Lighting
- Carpeting Throughout
- Secure Parking For Staff & Visitors
- 24 Hour Access & On-Site Security
- Shared Toilet & Shower Facilities

## Accommodation

Floor / Name	SQ FT	SQM
Open Plan Office	318	29
<b>Total</b>	<b>318</b>	<b>29</b>

## Fees

Rents are inclusive of water and sewerage rates, heating, lighting, electricity, 24 hour marina security and maintenance & car parking on-site. Phone & Broadband are the responsibility of the tenant.

## Terms

The offices are available on either short or long term agreements with terms to be negotiated and agreed.

## Summary

- + **Rent** - £750 per calendar month
- + **VAT** - Is to be charged on the rent
- + **Deposit** - 6 Weeks
- + **Legal Fees** - Each party to bear their own costs (if required)
- + **EPC Rating** - TBA

## Viewing & Further Information

### Jon Justice

01903 251 600 / 07398 163 431  
[jon@justiceandco.co.uk](mailto:jon@justiceandco.co.uk)

### Sarah Justice

01903 251 600 / 07852 137 309  
[sarah@justiceandco.co.uk](mailto:sarah@justiceandco.co.uk)

### Chelsea Adams

01903 251 600 / 07508 326 804  
[chelsea@justiceandco.co.uk](mailto:chelsea@justiceandco.co.uk)

307 Goring Road, Worthing, BN12 4NX  
[www.justiceandco.co.uk](http://www.justiceandco.co.uk)