



Bizspace, Courtwick Lane
Littlehampton, West Sussex BN17 7TL

TO LET

BRAND NEW SERVICED OFFICES

Sizes from 139 sq ft - 1153 sq ft

Key Features:

- Situated off prominent road
- Excellent road links
- Onsite parking
- High speed internet
- Passenger lift
- Break-out rooms
- Communal collaboration spaces
- Available for immediate occupation
- Flexible tenancy agreement
- Adjacent to Morrisons





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Location

The premises is situated in a prominent location, just off Lyminster Road, adjacent Morrisons supermarket.

Littlehampton mainline railway station is just over a mile away with good links to Worthing, Brighton and London. Buses stop outside the business centre, travelling to Arundel and Worthing.

Accommodation

A variety of size and configurations are available from 95 sq ft upward.

The business centre benefits from the following amenities:

- Passenger lift
- Dedicated on-site centre manager
- On-site barrier controlled parking
- Key fob access
- Breakout areas
- Meeting rooms
- High speed internet

From April 2022, we will have a large space becoming available (approximately 8,000 sq ft – 30 offices), located on the 1st floor with its own kitchen and two meeting rooms. (Offices 42-70 on floorplan).

EPC

We understand the property has an EPC rating of B (41).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available by way of a flexible tenancy agreement that can be terminated at any time with three months notice.

Longer term tenancies are also available.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Business Rates

A large majority of the suites within the building are below £12,000 RV so we believe 100% small business rate relief is possible.

Interested parties are advised to speak with the local authority with regard to their qualification for relief.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the agents
Flude Property Consultants:

Lizzie Cottrell

l.cottrell@flude.com

07753 430427

www.flude.com



Flude
PROPERTY CONSULTANTS



1 November 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Availability Schedule

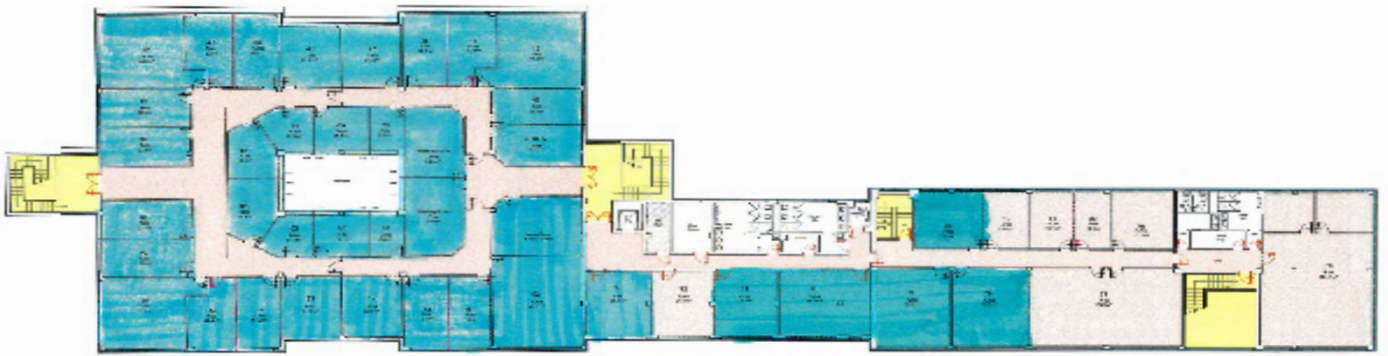
Office	Sq Ft	wkstns	Type	Total per/m (excl. VAT)	Deposit (2 months)
39	139	4	External Office	£446.00	£1,070.00
27	156	3	External Office	£500.50	£1,201.00
12	213	5	External Office	£683.00	£1,640.00
17	236	5	External Office	£757.00	£1,816.00
83	250	6	External Office	£757.00	£1,817.00
73	266	6	External Office	£809.00	£1,942.00
76	394	7	External Office	£1,198.00	£2,875.00
14	414	8	External Office	£1,259.00	£3,022.00
78	1153	18	External office with 2 internal offices	£3,507.00	£8,417.00



Floor Plans



Ground Floor



First Floor

For identification purposes only.