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TO LET

**GROUND, FIRST AND SECOND FLOOR OFFICES – 14,641 SQ FT (1,360.19 SQ M)
– 54,218 SQ FT (5,036.92 SQ M) – AVAILABLE IN FLOORS OR AS A BUILDING
7, Watersmead Business Park, Littlehampton, West Sussex, BN17 6LS**

DESCRIPTION

The ground, first and second floors of the landmark Body Shop International building in Littlehampton, West Sussex, comprising a mix of partitioned offices and open plan office areas. The office building is designed to naturally ventilate and cool without air conditioning whilst triple glazed windows reduce energy consumption. The building has been designed with the flexibility to retrofit air conditioning if required at a later date. The office building sits at the front of the Watersmead site with direct frontage on to the A259. There are extensive parking spaces surrounding the building with the allocation of spaces to be confirmed. Access to the building is via a central reception area with the building having a passenger lift and WC facilities.

LOCATION

Littlehampton is situated in the middle of the West Sussex coast, located approximately 17 miles to the west of Brighton, 13 miles to the east of Chichester and 67 miles to the south of London. It is located 4 miles to the south of the A27 South Coast Trunk road, at its junction to the east of Arundel. Littlehampton has a mainline railway station which provides access to major destinations across the UK including London, Chichester, Bognor Regis and Portsmouth. Journey time by rail to London is approximately 104 minutes with 36 services per day.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	20,571	1,911.11
First Floor	19,005	1,765.62
Second Floor	14,641	1,360.19
TOTAL	54,218	5,036.92

AMENITIES / OPPORTUNITY

- Landmark office building
- Available in individual floors or as a building
- 4 wings on each floor around a central atrium/courtyard
- Open plan and partitioned offices
- On site parking
- Available now
- Energy Efficient building
- Direct access to A259

LEASE TERMS

The property is available by Assignment or Sub-lease until 23/06/2026. A new lease direct with the landlord may be possible subject to agreement of all terms.

RENT

On application.

SERVICE CHARGE

A service charge will be payable if let on a floor by floor basis.

RATES

Each tenant will be responsible for business rates.

VAT

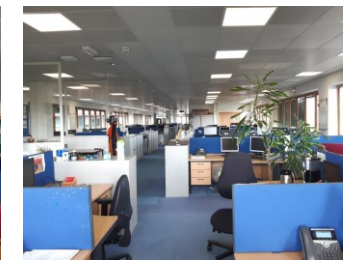
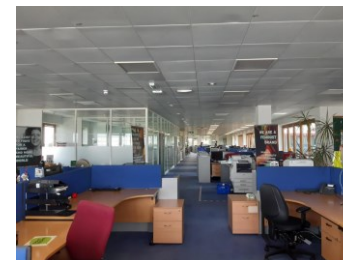
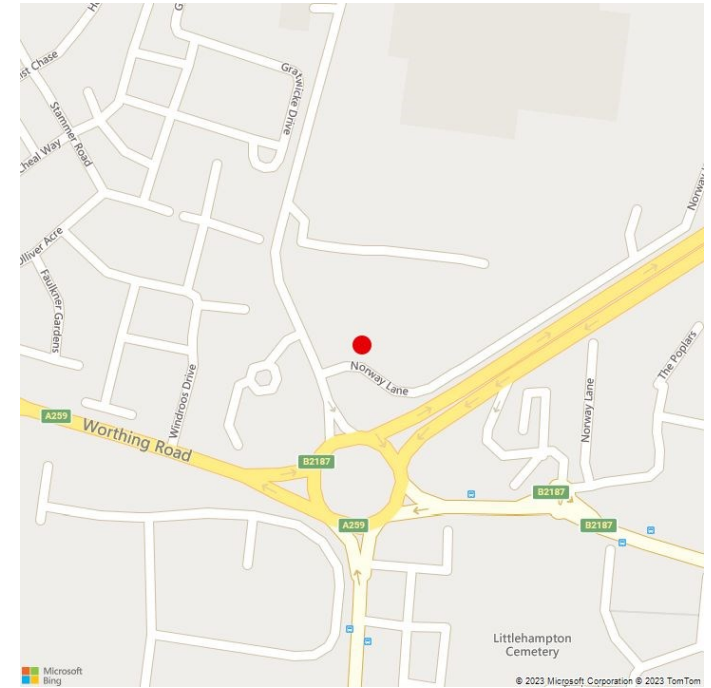
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of B -44



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