

MAKING
PROPERTY
WORK

SHW

SHW.CO.UK



TO LET

FIRST FLOOR OFFICE – 1,850 SQ FT (172 SQ M)

Suite 2 Anchor Springs, Duke Street, Littlehampton, West Sussex, BN17 6EU

DESCRIPTION

The office suite forms part of a purpose built development comprising retail units on ground floor and offices on the first floor. Access is via a shared staircase and lobby which leads to the first floor. In addition there is a communal stair lift.

LOCATION

The property is situated immediately to the north of the pedestrianised High Street in a central location adjacent to the Town Centre car park. Bus stops and Littlehampton mainline railway station are nearby.

ACCOMMODATION

	SQ FT	SQ M
First Floor office	1,850	172
TOTAL	1,850	172

AMENITIES / OPPORTUNITY

- Separate male & female WC's
- Own kitchen / staff room
- Door entry phone system
- Open planned office
- Electric wall-mounted heaters
- Perimeter trunking throughout
- Carpeted throughout in office areas
- 3 car parking spaces
- Separate meeting / boardrooms

EPC

26-50

B

47 B

RENT

£18,500 PAX Plus VAT

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RATES

April 2023 – Rateable Value - £15,500

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



VIEWINGS – 01903 229200

Peter Sylvester

t: 01903 229 208

e: psylvester@shw.co.uk

Duncan Marsh

t: 01903 229 201

e: dmarsh@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**