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TO LET

OFFICE (TO BE REDECORATED) – 1,131 SQ FT (105.07 SQ M)

3 & 3a, Churchill Court, Rustington, West Sussex, BN16 3DJ

DESCRIPTION

The premises form part of a purpose built block comprising of retail units on the ground floor and offices on the first and second floors. Access is via a shared staircase which leads to the first floor. The offices are largely open plan a separate meeting room, tea point and demised WCs. The office suite will be redecorated.

LOCATION

Rustington is a well established and increasingly popular shopping centre offering an attractive environment with a mixture of multiple and independent retailers, cafes, restaurants and banks together with two award winning car parks (over 400 car spaces free for three hours). The office premises are situated on the first floor of Churchill Court within a central location with public car parking immediately adjacent to the premises and benefits from excellent natural light due to their configuration.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Office Suite 3	893	82.96
Office Suite 3A	238	22.11
TOTAL	1,131	105.07

AMENITIES / OPPORTUNITY

- Separate Male & Female WCs
- Tea point
- To be recarpeted and decorated
- LED lighting to be installed
- Perimeter trunking
- Entryphone system
- Electric radiators

RENT

£18,100 PAX

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

RATES

The present Rateable Value of the property is £11,250.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS –

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