

Commercial Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

SERVICED OFFICE SUITES 136 ft² - 1,234 ft² LITTLEHAMPTON BUSINESS CENTRE



Littlehampton Business Centre, Gratwicke House 10 East Street, Littlehampton, West Sussex, BN17 6AW

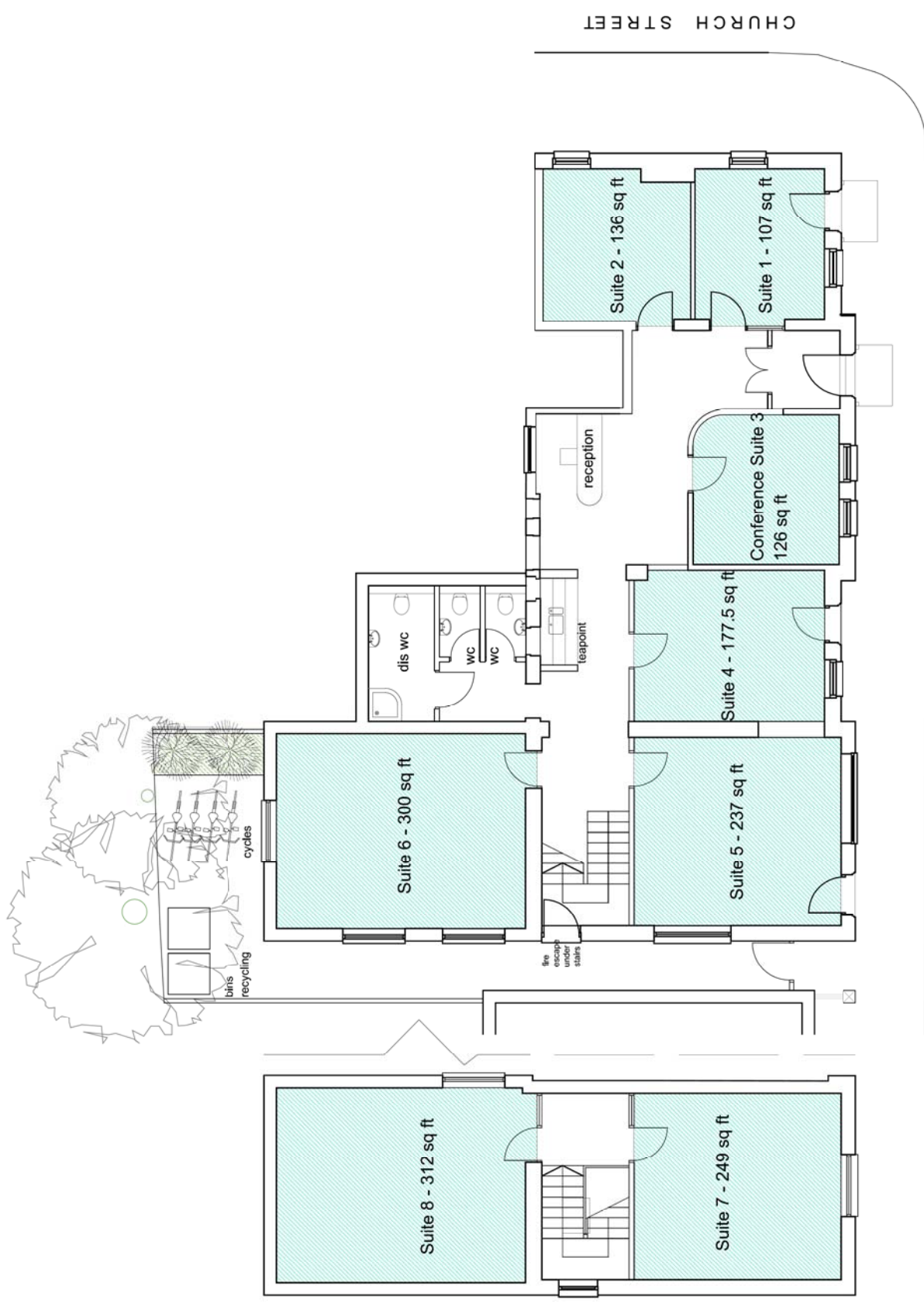
Situated in central Littlehampton, close to the pedestrianised high street and St Martins Car Park. The train station and seafront are within walking distance.

Features of Littlehampton Business Centre include:

- Flexible rental terms
- Minimal start-up costs
- Low ongoing costs
- Fully networked
- Utilities and rates included
- High tech telephone system (VOIP)
- Cost effective calls – no call loading
- Cost effective high speed ADSL
- Cleaning
- Security with CCTV
- 24 hour access
- CAT II lighting

Suite 2	136 ft² 12 m²	TO LET	£395 pcm +VAT
Suite 5	237 ft² 22 m²	TO LET	£725 pcm +VAT
Suite 6	300 ft² 28 m²	TO LET	£925 pcm +VAT
Suite 7	249 ft² 23 m²	TO LET	£705 pcm +VAT
Suite 8	312 ft² 29 m²	TO LET	£885 pcm +VAT

Viewing by appointment with letting agent Graves Son & Pilcher LLP 01273 321123



First floor plan

Ground floor plan

EAST STREET



rev.	date
No dimensions to be scaled from this drawing. All dimensions to be checked on site. The architect accepts no liability for any errors or omissions without the permission of the Architects.	
client	
Mr M. Wilson	
project	
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drawing	
Littlehampton Business Centre	
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