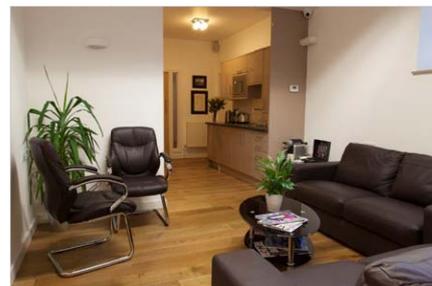


**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

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 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.

The premises currently offer a choice of two first floor office suites:

**Suite 7 – 249 ft<sup>2</sup> / 23 m<sup>2</sup>**

**Suite 8 – 312 ft<sup>2</sup> / 29 m<sup>2</sup>**

Features of Littlehampton Business Centre include:

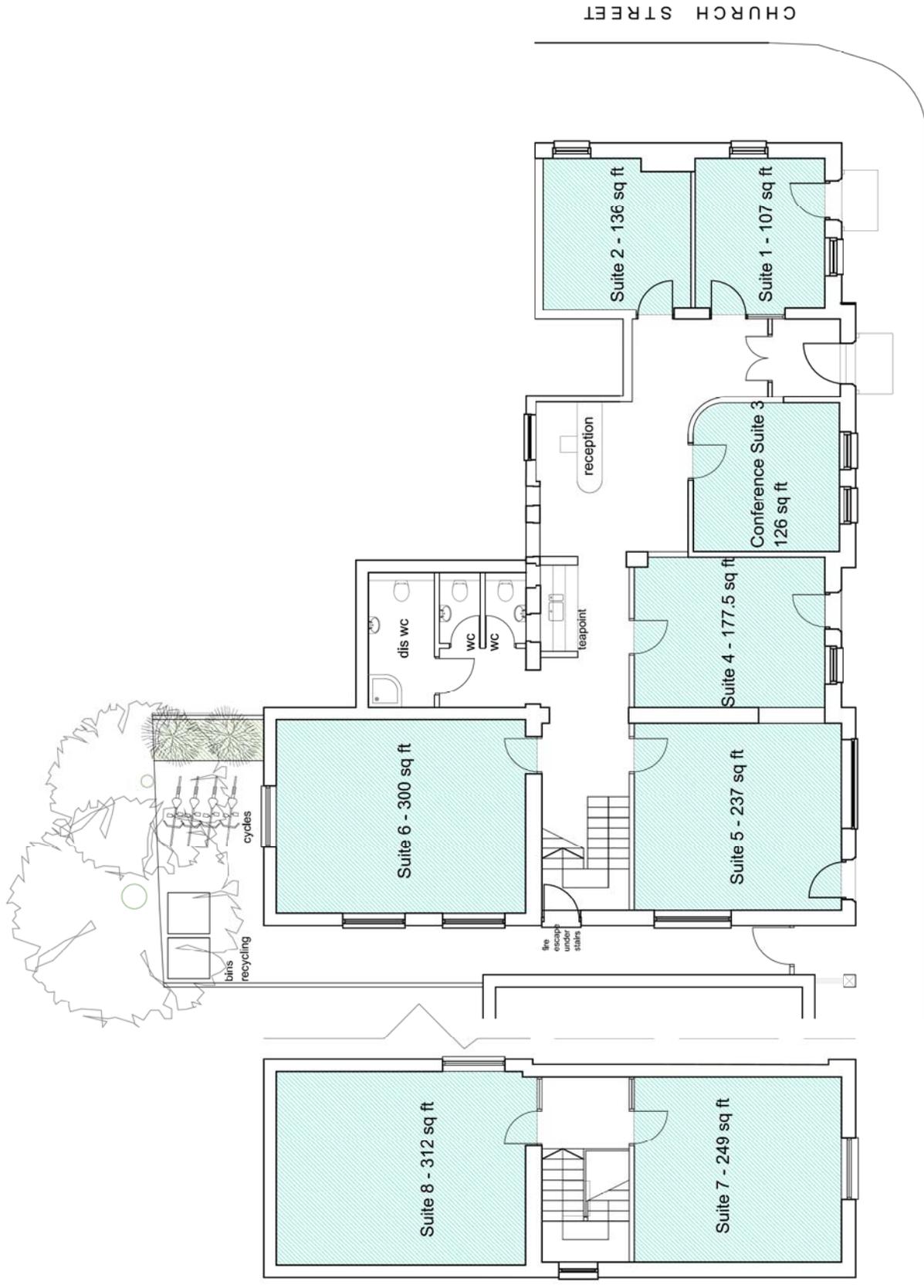
- Flexible rental terms
- Minimal start-up costs
- Low ongoing costs
- Fully networked
- Utilities and rates included
- High tech telephone system (VOIP)
- Cost effective calls – no call loading
- Cost effective high speed ADSL
- Cleaning
- Security with CCTV
- 24 hour access
- CAT II lighting

Available for occupation from 1 February 2019, at rentals as follows:

**Suite 7 – £705 pcm + VAT**

**Suite 8 – £885 pcm + VAT**

**Viewing by appointment with letting agent Graves Son & Pilcher LLP**

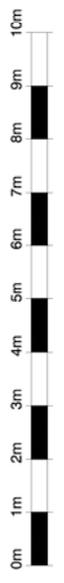


First floor plan

Ground floor plan

EAST STREET

CHURCH STREET



rev. | date

No dimensions to be scaled from this drawing. All dimensions to be checked from the drawing. The copyright and should not be reproduced without the permission of the Architects.

client **Mr M. Wilson**

project **Littlehampton Business Centre,  
10 East St, Littlehampton, BN17 6AW**

drawing **Littlehampton Business Centre**

scale **1:100@A3** date **September 2011**

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Architects and Planning Consultants

TA 464 / 38 rev.