

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

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## 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:

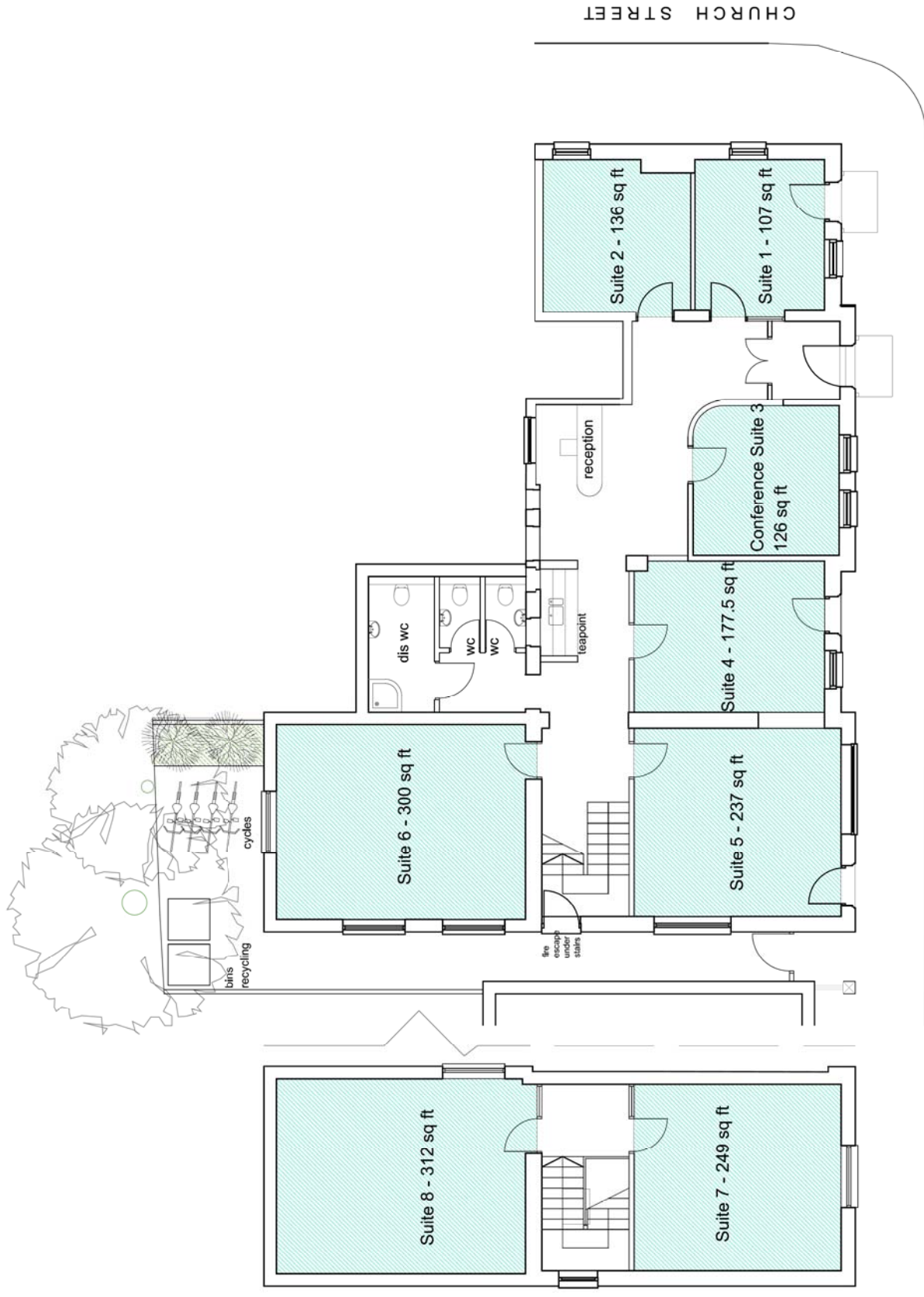
- Flexible rental terms
- Minimal start-up costs
- Low ongoing costs
- Fully networked
- Utilities and rates included
- High tech telephone system (VOIP)
- Cost effective calls – no call loading
- Cost effective high speed ADSL
- Cleaning
- Security with CCTV
- 24 hour access
- CAT II lighting

Available for immediate occupation, at rentals as follows:

**Suite 7 – £705 pcm + VAT**

**Suite 8 – £885 pcm + VAT**

Viewing by appointment with letting agent Graves Son & Pilcher LLP

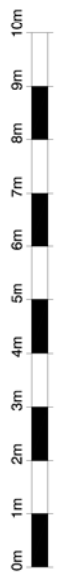


First floor plan

Ground floor plan

EAST STREET

CHURCH STREET



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 No dimensions to be scaled from this drawing. All dimensions to be checked on site. The architect retains 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  
 19a Wilbury Avenue  
 Hove, East Sussex  
 BN3 6HS  
 tel: 01273 203230  
 fax: 01273 321687  
 email: info@laarchitects.co.uk

**Turner Associates**  
 Architects and Planning Consultants  
**TA 464 / 38**  
 rev.