



**MAKING
PROPERTY
WORK**

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TO LET

MODERN OFFICE – 731 SQ FT (67.91 SQ M)

8 Churchill Court, The Street, Rustington, Littlehampton, BN16 3DJ

DESCRIPTION

Refurbished modern office.

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 & banks together with two award winning car parks (over 400 car spaces free for 3 hours). The office premises which have just been refurbished are situated on the second floor of Churchill Court within a central location with public car parking immediately adjacent to the premises. The premises benefit from excellent natural light.

ACCOMMODATION (NIA INTERNAL AREA)

The office 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. The office is open plan and recently decorated with the benefit of recessed LED lighting. There are separate Ladies & Gent's WC facilities as well as a shower and a kitchen for the sole use of the occupier. There is also perimeter trunking with power and data points.

AMENITIES / OPPORTUNITY

- Two separate WCs
- Shower
- Fitted Kitchen
- Recently refurbished
- Recessed LED lighting
- Perimeter trunking with power & data points
- Entryphone system
- DDA intercom system
- Individual electric panel heaters

RENT

£12,000 PAX plus VAT.

RATES

The current 2023 Rateable Value of the property is £6,200.

VAT

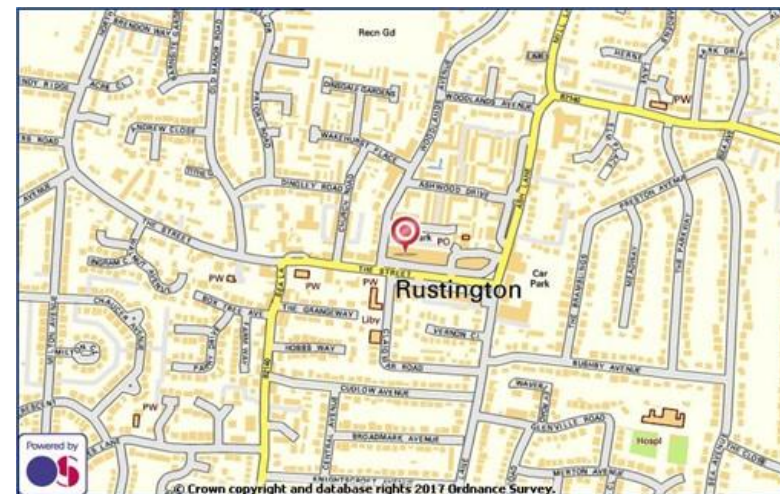
VAT will be charged on the quoting terms.

LEGAL COSTS

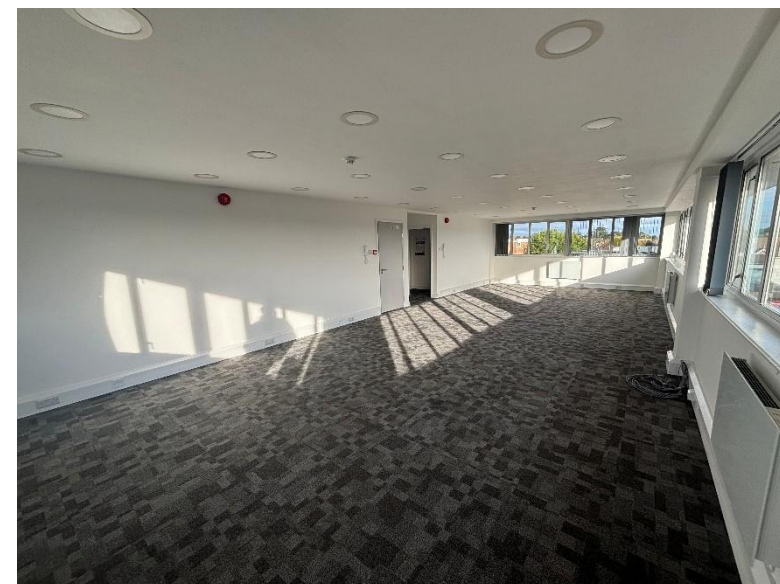
Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of B.



	SQ FT	SQ M
Suite 8	731	67.91
TOTAL	731	67.91



VIEWINGS – 01903 229200

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