



1-5 St. Martins Lane

, Littlehampton, BN17 6BS

£500 Per month

Council Tax Band

James and James Commercial are delighted to offer this first floor office suite To Let .

The office suite comprises of entrance office, two offices, kitchen and WC. The office can be accessed via a ground floor entrance with stairs to the first floor. The accommodation is approximately 391 sq ft.

To Let £500.00 pcm.

The office is located in the popular location of Littlehampton and is in close proximity to Littlehampton railway station and is also situated alongside Littlehampton High Street, occupiers include Sainsburys, Boots and Costa Coffee.

EPC – An EPC Report is available for all interested parties to view upon request.

Legal Fees – Each party to bear their own legal costs.

- New Lease Terms to be agreed
- £500 pcm
- First floor well presented office suite
- Close to Littlehampton railway station
- Walking distance to High Street
- Sole Agents
- Viewing on request

Entrance/ office  
103 (31.39m)

Office One  
121 (36.88m)

Office Two  
125 (38.10m)



kitchen  
42 (12.80m)

WC

## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

