

NEW TO MARKET



Unit 4 Sussex Business Village

Lake Lane, Barnham, PO22 0AL

Ground Floor Self Contained Office Suite (UNDER REFURBISHMENT)

600 sq ft
(55.74 sq m)

- Under Refurbishment/Available June 2026
- Picturesque Semi Rural Setting
- Potential 100% Rates Relief (subject to qualification)
- On Site Parking For 3 Cars
- Fully Self Contained Accomodation
- Class E Office Use

Unit 4 Sussex Business Village, Lake Lane, Barnham, PO22 0AL

Description

Unit 4 comprises a ground floor office suite with adjacent vehicle parking for 3 cars. The accommodation is self contained & predominantly open plan which includes a small private office/meeting room, newly fitted kitchen & WC.

In all, the suite totals approximately 600 sq ft (56 sq.m).

Location

Lake Lane runs between Ford (B2132 Yapton Lane) and Barnham some 5 miles from Littlehampton, 7 miles from Bognor Regis and 15 miles from Worthing. Both the main A259 and A27 are within 10 minutes drive.

SAT NAV: PO22 0AL

The Sussex Business Village lies on the northside of the road midway along Lake Lane.

Accommodation

Name	sq ft	sq m	Availability
Ground	600	55.74	Available

Terms

Available to rent on a new full repairing and insuring lease for a term to be negotiated. A Rent Deposit will be required to secure the property.

Rent

£8,750 per annum exclusive of vat, estate service and management charge.

Rent payable in advance on the due dates.

Full terms on application

Estate & Management Charge

£219 + vat per quarter.

Viewing

By prior appointment with sole agent Brierley & Coe. Please call 01903 372000



Summary

Available Size	600 sq ft
Rent	£8,750 per annum Exclusive
Rates Payable	£3,992 per annum <small>Source VOA. Less any relief due. 100% relief maybe available. Contact Arun District Council on 01903 737752 to verify eligibility.</small>
Rateable Value	£8,000
VAT	Applicable
Estate Charge	£73 per month Billed Quarterly
EPC Rating	C (61)

Viewing & Further Information

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