

NEW TO MARKET



3 & 3a Sussex Business Village

Lake Lane, Barnham, PO22 0AL

First Floor & Ground Floor Offices In Attractive Setting

1,247 sq ft
(115.85 sq m)

- Courtyard Development With Parking
- Available February 2026
- Self Contained Accommodation
- First Floor Main Office/Ground Floor Store/Meeting Room
- Business Rates Taper Relief Maybe Available (subject to status)

3 & 3a Sussex Business Village, Lake Lane, Barnham, PO22 0AL

Description

The Sussex Business Village is a courtyard development office set in a wonderful semi-rural location. Occupiers include a number of professional businesses. Suite 3/3a offer both self contained ground and first floor accommodation. The main suite on the first floor, is accessed by an external staircase off a landscaped courtyard, comprises a mainly open plan offices with the addition of a private office and kitchen/WC x2. Suite 3b comprises two ground floor rooms underneath suitable either as additional offices/meeting room or stores. Externally, allocated parking is provided.

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.

Barnham main line railway station is approximately 1 mile to the west.

SAT NAV: PO22 0AL

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed. Minimum term 3 years.

Rent

£14,950 per annum exclusive of business rates, estate charge, vat and all other outgoings.

Rent Deposit

A rent deposit may be required dependent on tenant status.

Use

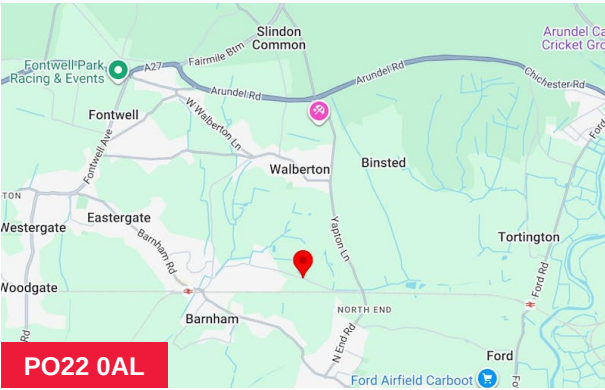
Offices with light storage.

Legal Costs

Each party to pay their own costs incurred

Viewings

By arrangement with sole agent Brierley & Coe. Please call 01903 372003



Summary

Available Size	1,247 sq ft
Rent	£14,950 per annum
Rates Payable	£6,120 per sq ft Potential for taper relief. Applicants are advised to verify this information with Arun Council.
Rateable Value	£12,750
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Viewing & Further Information

Paul Brierley

07980 019008

paul@brierleyandcoe.co.uk

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. Generated on 13/11/2025



