



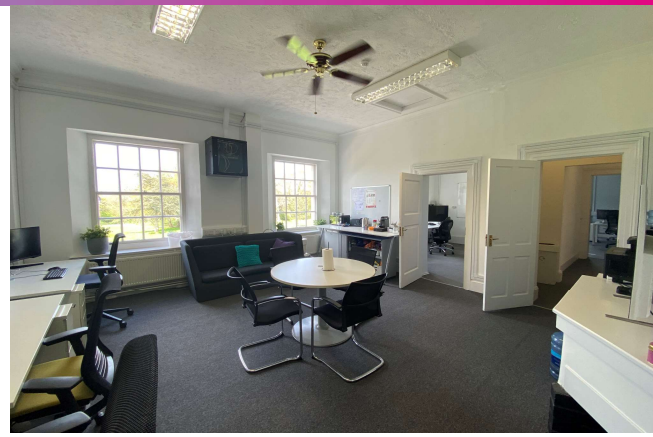
**OFFICE**

817 Sq Ft  
(75 Sq M)

**RENT: £18,000 Per Annum**

## First Floor Office Suite Located At Prestigious Golf Club

- + Situated Just Off A259 Road in Angmering, West Sussex
- + Superb Views over the Golf Course
- + Available From July 2024
- + Suit Variety of Office Based Businesses
- + Rent Includes Electricity, Parking and Waste Disposal
- + Situated on The Private Estate of Ham Manor
- + 3x Separate Office Rooms (Either Let Together or Separately)
- + New Flexible Lease Terms



## Location

Superbly presented and set within attractive landscaped grounds is the private Ham Manor Estate. The offices are situated on the first floor of the Ham Manor Golf Clubhouse. The picturesque and much loved course of Ham Manor is situated on the private estate located within Angmering Village. Other nearby commercial occupiers include Sainsburys, Next, Chandlers BMW & Starbucks Drive-Thru and Lanes Health Club. The popular tourist town of Littlehampton is situated approximately 2 miles to the west whilst the seaside town of Worthing is approximately 6 miles to the east. Angmering is a large village located in West Sussex just to the south of the South Downs National Park and has a population just short of 8,000 people.

## Description

A rare opportunity to lease a superbly located office suite on the first floor of the clubhouse at Ham Manor Golf Club. The clubhouse itself benefits from a bar, restaurant and a pro shop. The offices available are on the first floor level and consist of three separate office rooms of varying sizes. The offices benefit from excellent natural lighting, picturesque views of the golf course, ample power points, carpeting throughout and pendant lighting. There is also a communal kitchenette and WC on the first floor which is shared with the golf clubs management office. The offices would suit a new or expanding business looking for excellent office accommodation with low overheads in superb grounds.

## Accommodation

Floor / Name	SQ FT	SQM
Meeting Area	333	31
Large Office	329	30
Smaller Office	155	14
<b>Total</b>	<b>817</b>	<b>75</b>

## Terms

The offices are available by way of a new effective Internal Repairing & Insuring Lease with terms to be negotiated and agreed.

The rent includes electricity, parking and waste disposal.

Please note that internet, heating and cleaning is not included within the rental amount.

## Business Rates

Properties with a Rateable Value of less than £12,000 are eligible for 100% small business rates relief. It is felt these offices would qualify for relief, subject to Tenant status.. Interested parties are asked to contact Arun District Council to verify these costs and to confirm if any relief or assistance is available to their respective business.

## Summary

- + **Rent** - £18,000 Per Annum Exclusive
- + **VAT** - Not To Be Charged On The Rent.
- + **Legal Costs** - Each Party To Pay Their Own Costs.
- + **EPC** - E(110)
- + **Agents Note** - The offices could be split if required. Further details available upon request.

## Viewing & Further Information

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