



OFFICE / MEDICAL

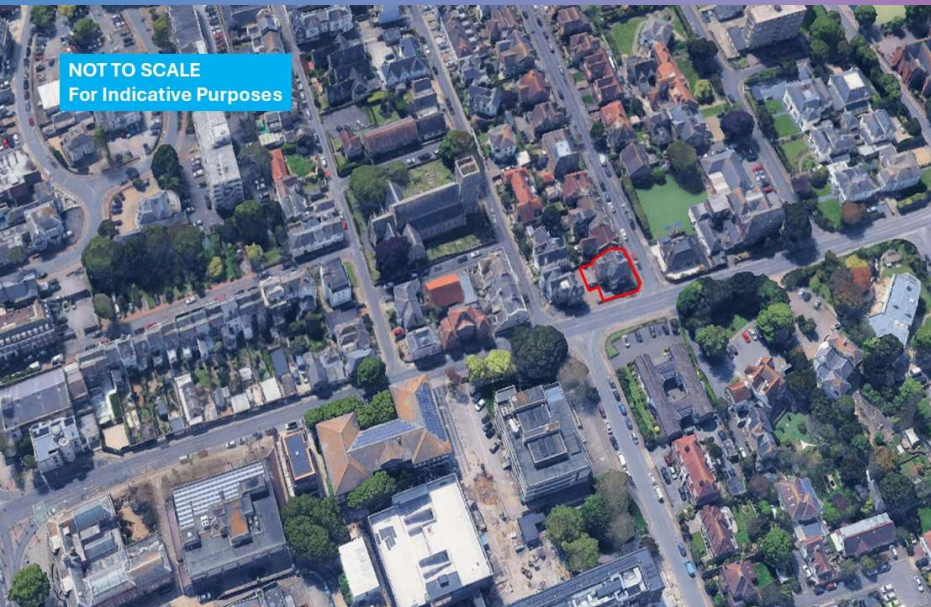
2,132 Sq Ft
(198 Sq M)

RENT: £37,500 PER ANNUM

Prominent Town
Centre Two Storey
Office Building
With On-Site
Parking To Let

- + Situated in Heart of Worthing Town Centre Near To Worthing Magistrates Court, Town Hall, Worthing Integrated Care Centre & Library
- + Superb Transport Links Nearby
- + Cellular Offices Over Ground, First & Second Floor Levels with Allocated On-site Parking
- + New FR&I Lease Terms Available From July 2026
- + Suit Variety of Commercial Occupiers (subject to obtaining any necessary planning consents)
- + Viewing Highly Recommended

NOT TO SCALE
For Indicative Purposes



Location

The property is situated on the corner of Salisbury Road and Richmond Road in the heart of Worthing town centre in West Sussex. Located minutes away from the main shopping precinct and popular seafront, the subject property benefits from steady pedestrian footfall and convenient access to public transport links, including nearby Worthing railway station where trains along the south coast and north to London Victoria (journey time of 1 hour and 30 minutes) can be located. The area is characterised by a mix of professional service occupiers and residential properties, creating a balanced environment that supports both daytime trade and local community activities. Worthing is a popular seaside town with a population in excess of 105,000 and is located in between the cities of Brighton (13 miles east) and Chichester (19 miles west).

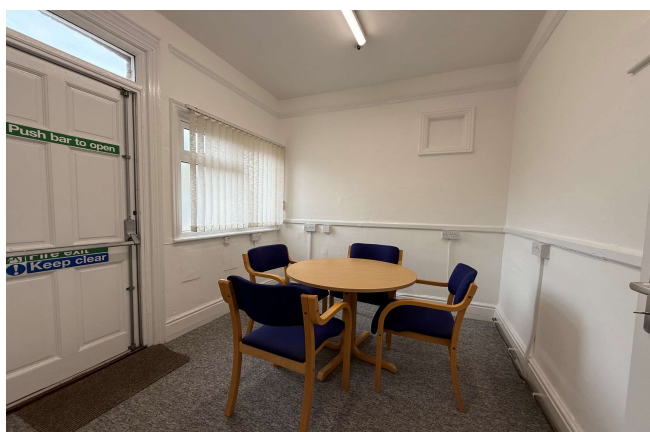
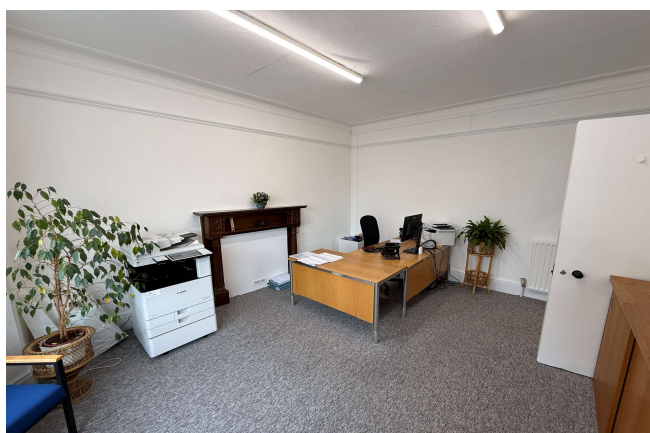
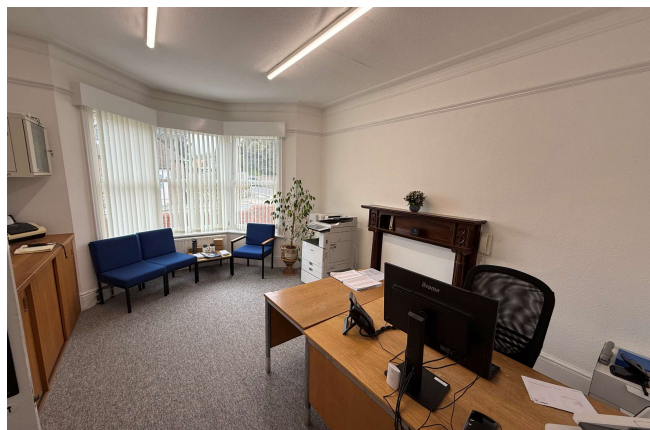
Description

An opportunity to lease a substantial and well positioned two storey office building with the additional attractive benefit of allocated parking at the rear.

This striking corner positioned building is superbly presented whilst also retaining some of the properties original features. Accessed via double wooden doors the property provides a mixture of cellular office rooms located over ground and first floor levels whilst the second floor provides more open plan accommodation albeit with some restricted head height. The first floor is home to separate male and female WCs and a kitchen / staff break out area.

The offices benefit from carpeted flooring throughout, LED strip lighting, ample electrical and data sockets, gas central heating (not tested) and entryphone system (not tested). The property also has the added benefit of double glazed Georgian sash windows.

This is seen as a rare and exciting opportunity for a commercial occupier, within a variety of sectors (subject to obtaining the necessary planning consents) to lease substantial town centre premises with parking and viewing is therefore highly recommended.

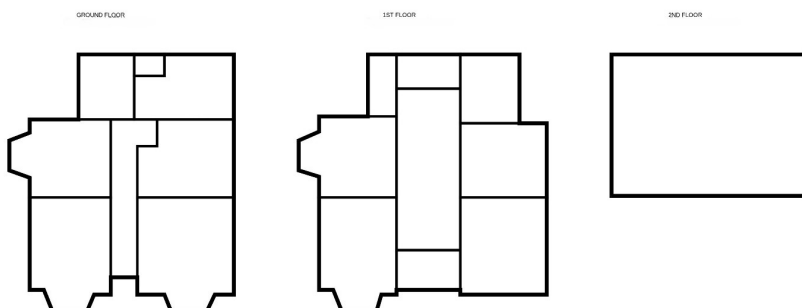




Accommodation

Ground Floor	SQ FT	SQM
Reception	234	22
Office One	226	21
Office Two	141	13
Meeting Room	77	7
Archive Room One	141	13
Archive Room Two	141	13
First Floor		
Kitchen	100	9
Office Three	137	13
Office Four	235	22
Office Five	193	18
Office Six	152	14
Second Floor		
Storage / Office Area	355	33
Total	2,132	198

Floor Plan



Planning

The property has been used as offices since the 1980's and would suit continued occupation in that sector. Other uses such as medical or day nursery could also be considered, subject to obtaining any required planning consents.

Interested parties are asked to make their own planning enquiries direct to Adur & Worthing Councils.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £30,750. Interested parties are asked to contact Adur & Worthing councils directly to ascertain whether any rates relief may be applicable to their business.

Summary

- + **Rent** - £37,500 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - D(84)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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