

2nd Floor (Rear) Chatsworth House,
39 Chatsworth Road, Worthing, West Sussex,
BN11 1BY



OFFICE

871 Sq Ft
(81 Sq M)

RENT: £8,000 PER ANNUM

Open Plan Second Floor Town Centre Office Suite To Let

- + Situated in Heart of Worthing Town Centre in Established Office Building
- + Nearby Occupiers Include Greggs, B&M Bargains, Waitrose, Peacocks and KFC
- + Situated on 2nd Floor with Passenger Lift & Attractive Common Parts
- + New Lease Terms Available
- + Available For Quick Occupation (if required)
- + Viewing Highly Recommended



Location

The property is situated immediately opposite the large multi storey car park at the junction of Chatsworth Road and High Street in the heart of Worthing town centre.

Worthing is a popular seaside town with a population in excess of 100,000 with the City of Brighton located 11 miles to the east and the City of Chichester located 19 miles to the west. Worthing central mainline railway station is located 1.5 miles to the north whilst the offices are located on the majority of local bus routes. The town has a good selection of national and local retailers with the likes of Tesco Express, H&M, Pret A Manager, Boots and Marks and Spencer's having a presence within the town.

Description

Justice & Co are pleased to offer to the market this attractive open plan office located at second floor level of this purpose built office building benefitting from double aspect views.

Accessed via a well presented ground floor entrance hall with access control entry system & internal passenger lift, suitable for disabled users, leading to all floors.

The offices are accessed via shared front door at second floor level leading to a small entrance / storage area with separate male and female WCs. A private office door then leads to a secure open plan office with separate kitchen. The offices benefit from suspended ceiling with inset LED lighting, perimeter trunking, carpeting throughout, electric heating and superb double glazed double aspect window frontage.

Suitable for a variety of commercial businesses these offices are ready for immediate occupation on flexible lease terms and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Kitchen	90	8
Office	781	73
Total	871	81

Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

Business Rates

The second floor offices have recently been sub-divided and will need to be re-assessed. It is anticipated that the offices should fall within the 100% small business rates relief bracket however interested parties are asked to contact Adur & Worthing Council directly prior to taking on any formal lease..

Summary

- + **Rent** - £8,000 Per Annum Exclusive
- + **VAT** - To Be Charged
- + **Service Charge** - £892.75 + VAT Per Quarter
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - C(58)
- + **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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