

Suite 2B Caravelle House,
17-19 Goring Road, Worthing, West Sussex,
BN12 4AP



OFFICE

1,305 Sq Ft
(121 Sq M)

RENT: £17,500 PER ANNUM

2nd Floor Self Contained Office Suite With 2 Allocated Parking Spaces

- + Situated Along Popular Goring Road with Nearby Occupiers Including Costa Coffee, Boots, Tesco Express, Card Factory & Toby Carvery
- + Well Presented Office Building with Excellent Communal Facilities
- + 2 Allocated Parking Spaces in Rear Car Park. Lift Access To All Floors
- + Suit A Variety Of Commercial Uses (stpc)
- + New Lease Terms Available
- + Viewing Highly Recommended



Location

Worthing itself is one of the largest towns in West Sussex having a population in excess of 100,000. The property is situated on the popular Goring Road shopping parade less than 1 mile to the west of Worthing town centre. Other occupiers within the area include Boots, Vision Express, Iceland, Co-Op & Tesco Express. West Worthing railway station with its services to London and along the coast is situated 1/4 mile away whilst the popular beach and promenade is less than 1/4 mile to the south. Worthing is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

Description

An opportunity to lease a well presented second floor self contained office suite within a popular neighbourhood shopping parade. Caravelle House is a purpose built office building with superb communal areas and allocated parking within a private rear car park. The office block can be accessed via secure entryphone system with communal stairs and passenger lift leading to all floors. Each floor benefits from communal WC and kitchenette facilities.

The office comprises of a spacious open plan area with a two separate meeting rooms and a private kitchen/break out room. The office benefits from suspended ceiling with inset LED lighting, carpeting throughout, perimeter trunking with data cabling and ample electrical sockets, air conditioning/heating (not tested), double glazed windows and is ready for immediate tenant fit out.

Externally the office comes with 2 allocated car parking spaces within the rear car park.

Accommodation

Floor / Name	SQ FT	SQM
Main Office	852	79
Meeting Room One	135	13
Meeting Room Two	154	14
Kitchen	164	15
Total	1,305	121

Terms

The office suite is available on new effective FR&I Lease Terms which are to be negotiated and agreed between the parties.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £13,500. Interested parties are asked to contact the local authority to confirm what relief (if any) is applicable to their business.

Summary

- + **Rent** – £17,500 Per Annum Exclusive
- + **VAT** – To Be Charged On The Rent
- + **Service Charge** – £2,197.36 + VAT Per Quarter
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – B(46)
- + **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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