



OFFICE

290 Sq Ft
(27 Sq M)

RENT: £400 PER MONTH

First Floor Office Suite within Popular Business Centre

- + Excellent Transport Links - West Worthing Railway Station, A259, A24 & A27 All Close By
- + Building Undergoing Extensive Building Works
- + All Inclusive Rent
- + Suit New or Expanding Office / Medical Occupier Looking For Commercial Space With Low Overheads
- + On-Site Car Parking Available
- + Small Business Rates Relief Available (subject to Tenant status)
- + Available By Way of New Flexible Lease



Location

This former dairy warehouse was converted into offices / workrooms during 1990 and has recently been sold to a new owner with a new Managing Agent. The premises are situated in a predominantly residential location close to West Worthing mainline railway station which provides regular train services along the coast and north to London (journey time of 1 hour and 35 minutes) and within 500 yards of Goring Road which is a busy secondary shopping parade. Worthing town centre with its array of retail outlets, leisure facilities, eateries and public houses is a further 1.5 miles to the east. The premises are situated close to A259 which provides easy access to both the A27 and A24 trunk roads. Worthing is a popular seaside town with a population in excess of 100,000 and is located approximately 13 miles to the west of the city of Brighton and 18 miles east of cathedral city of Chichester.

Description

A rare opportunity to lease a first floor office suite within a popular and thriving Business Centre. The accommodation benefits from a communal reception area and communal WC facilities (which are soon to be refurbished throughout). There is communal on site car parking available on a first come first served basis.

Office 9 is located towards the rear of the property. There are two separate staircases that lead to the office directly from the car park. The Office benefits from strip lighting, carpeted flooring, ample electrical points and has natural light from double glazed windows. The Tenant is to pay for their own usage of electricity, phone and broadband.

This is seen as an excellent opportunity for an office occupier to lease commercial premises with relatively low overheads and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Office 9	290	27
Total	290	27

Terms

The unit is available by way of a new Lease with terms to be negotiated and agreed. Further information available upon request.

Hours Of Use

The premises have restricted hours of use as follows:

Monday – Friday: 08:00am - 18:00pm
 Saturday: 08:00am - 13:00pm
 Closed Sundays and Bank Holidays.

Summary

- + **Rent** – £400 PCM (£4,800 Per Annum Exclusive)
- + **VAT** – To Be Charged
- + **Rateable Value** - £3,100
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – E(110)
- + **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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