



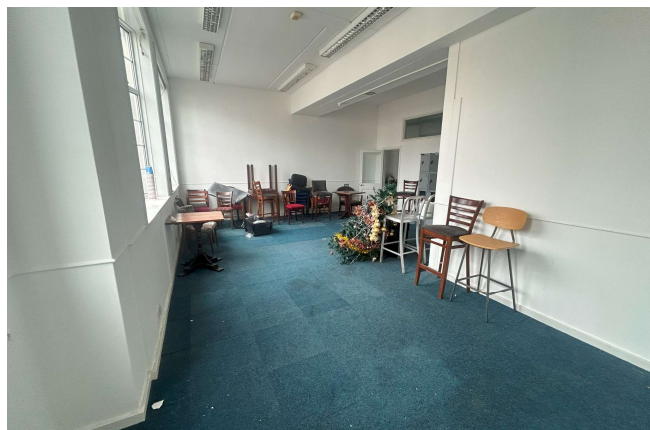
OFFICE / MEDICAL

1,119 Sq Ft
(103 Sq M)

RENT: £10,250 Per Annum

Well Presented First Floor Office Suite To Let In Town Centre Location

- + Situated In The Heart Of Worthing Town Centre
- + Self Contained First Floor Office Suite
- + Secure Entryphone System
- + Available By Way Of New Flexible Lease / License Terms
- + Suit New or Expanding Business
- + Available For Quick Occupation if Required
- + Open Plan Office Accommodation
- + Viewing Highly Recommended



Location

Worthing is one of the largest towns in West Sussex with a population in excess of 105,000 and is situated on the south coast in between the cities of Brighton (13 miles east) and Chichester (18 miles west). The town has superb transport links providing easy access to Brighton to the east, Chichester to the west and Horsham, Gatwick and London to the north. 56a Chapel Road is situated in the heart of Worthing's business district within easy reach of the towns main amenities and popular seafront. Worthing mainline railway station with its regular services along the south coast and north to London with a journey time of 1 hour and 25 minutes can be found half a mile to the south.

Description

These self-contained offices are located at first floor level with access directly off Chapel Road via secure entryphone system. Located at the front of the building with excellent natural light the offices are of open plan nature and comprise of two interlinking rooms. The offices benefit from carpeted flooring, cat 3 lighting, double glazing, ample electrical / data points and is ready for immediate tenant fit out. The offices have access to a kitchenette and WC facility.

The space would ideally suit an office occupier however other commercial uses will be considered, subject to obtaining any necessary planning consents.

Accommodation

Floor / Name	SQ FT	SQM
Office 1	360	33
Office 2	759	70
Total	1,119	103

Tenure

The office suite is available by way of a new flexible lease / license terms which are to be negotiated and agreed

Business Rates

According to the Valuation Office Agency (VOA) website the property has a rateable value of £7,500 It is likely that interested parties will be able to obtain 100% small business rates relief, however interested parties are asked to contact the local rates department to confirm.

Summary

- + **Rent** - £10,250 Per Annum Exclusive
- + **VAT** – To Be Charged
- + **Service Charge** – Contact Agent For Further Details
- + **Legal Costs**- Each Party To Pay Their Own
- + **EPC** – C(68)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Ria Markwick

01903 251 600 / 07508 326 804
ria@justiceandco.co.uk

Isla Ford

01903 251 600 / 07376 074 045
isla@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk