

FOR SALE

Saxon House

Little High Street, Worthing, BN11 1DH



Key Highlights

- 15,393 sq ft (1,430 sq m)
- Freehold office building
- Part-let
- 77 parking spaces
- Potential for conversion/redevelopment subject to the appropriate consents.

SAVILLS SOUTHAMPTON
Mountbatten House
Grosvenor Square
Southampton SO15 2BZ

023 8071 3900

[savills.co.uk](https://www.savills.co.uk)

savills

DESCRIPTION

Saxon House comprises a purpose built two storey office building constructed in around 1998. The building is T-shaped with a central core with three wings running off it.

The building is mainly open plan but has been subdivided in some areas by use of demountable partitioning. The ground floor of the north wing is currently set out as a kitchen and large breakout area. The specification includes raised flooring, suspended ceiling with integral LED lighting (installed 2021/2022), gas fired central heating and a single 8 person (650 kg) passenger lift. The building is double glazed with all the windows other than on the front façade having been replaced about two years ago.

Externally the property has the benefit of around 77 parking spaces.

The property has an old school building to the rear (north) whilst the surrounding area is mainly residential. The overall site area is 0.773 acres (0.31 hectares)

LOCATION

Saxon House, is located on the north side of Little High Street, which runs parallel with North Street.

Worthing is about 14 miles west of Brighton, via the A27 and 69 miles south of London.

TENANCIES

AVIVA Central Services UK Ltd occupy the east and west wings on the first floor of the property. They have an existing lease which expires on 4 March 2025 and a Reversionary lease, dated 13 August 2021, which extends their tenancy until 23 June 2026. The rent payable for the remainder of the term is £70,000 pa and they have the benefit of 25 allocated parking spaces. The lease is contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 (as amended).

ACCOMMODATION

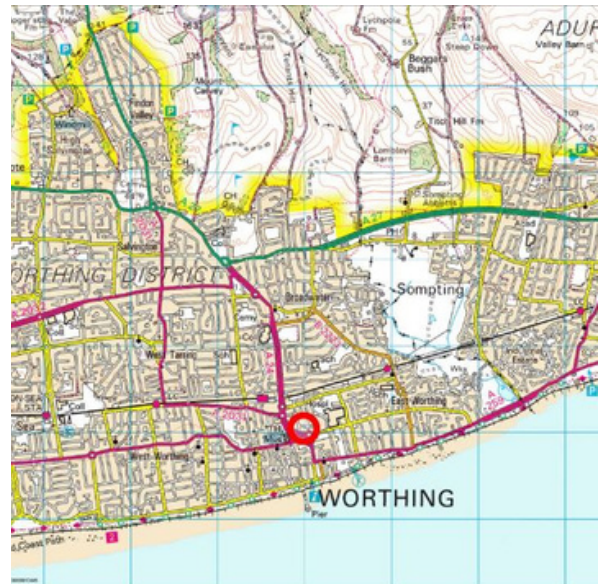
We have calculated the following approximate Net Internal Areas from plans and check measurements on-site:

Ground floor: 7,582 sq ft (704.38 sq m)
First floor: 7,811 sq ft (725.63 sq m)
Total NIA: 15,393 sq ft (1,430.01 sq m)

PLANNING

The building is within a Conservation Area but is not Listed.

There is potential to convert the property from offices to residential under Permitted Development Rights subject to addressing any potential impact on the character of the Conservation Area, of changing the ground floor use of the property.



ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B46. Further information is available on request.

TERMS

The property is available for sale freehold with the benefit of the lease to Aviva and vacant possession on the balance of the building.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

VIEWING

Strictly by confirmed appointment with the sole agents, Savills.

CONTACTS

For further information please contact:

Martin Hastelow

mhastelow@savills.com
+44 (0) 2380 713989

Harry Heffer

harry.heffer@savills.com
+44 (0) 2380 713900

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 July 2024

savills