



## FLEXIBLE OFFICE SPACE TO LET

- Centrally Located
- Furnished Offices
- 24 Hour Access, including Weekends and Bank Holidays
- DDA Compliant

Interested in this property? Please contact us on 01903 792785



# 1-6 CHAPEL HOUSE, 1 CHAPEL ROAD, WORTHING, WEST SUSSEX, BN11 1EX

## Location

Chapel House is situated in the heart of Worthing town centre, in a prominent corner location at the junction of Chapel Road with the Montague Centre. Worthing is located on the south coast, some 12 miles west of Brighton and about 60 miles south of London. The town enjoys good communications being served by the A27 and A24. Frequent mainline train services operate from Worthing to London Victoria with a journey time of approximately 1 hour 15 minutes. Gatwick airport is 28 miles from Worthing and Heathrow is 56 miles, which can be reached via Brighton or London.

## Description

Flexible office space located in the heart of Worthing town centre. Office suites at Chapel House are fully equipped and offer a flexibility that allows your business to upsize or downsize as your needs change; the size of offices can be tailored to suit.

The property is arranged over ground and two upper floors with 24 hour access, including weekends and Bank holidays.

Each floor has its own toilet facilities and kitchen facilities are also available.

## Accommodation

The premises have the following approximate floor areas:

	Desks	Desks
Various sizes available	3	8

## Tenure

The property is To Let on a new lease for a term to be agreed.

## Rent

Rental offers are invited in the region of £600 per annum, inclusive.

## Business Rates

Included within monthly rental fee.

## EPC

The property has an EPC rating of E - 112.

## VAT

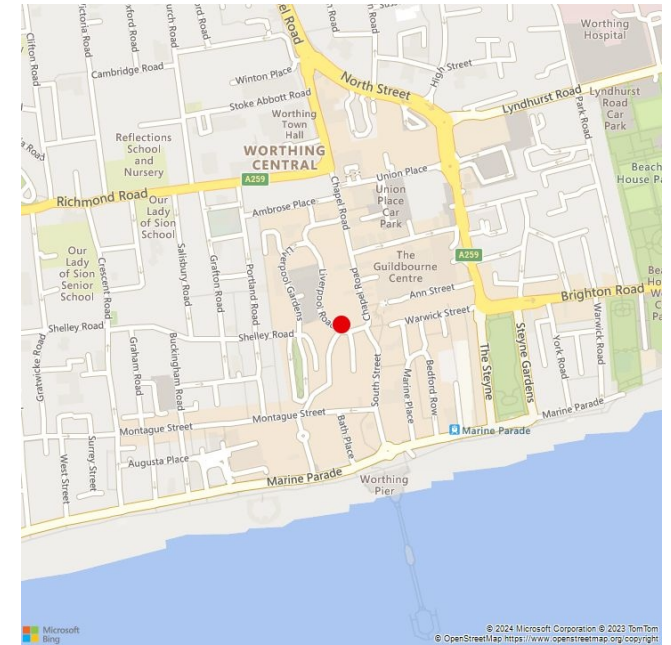
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Jacobs Steel.



**Leigh Doherty**

01903 792785

leighdoherty@jacobs-steel.co.uk



**Nichola Charles**

01903 792785

nicholacharles@jacobs-steel.co.uk

**Disclaimer:** These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

**Jacobs | Steel**