



## FURNISHED OFFICE TO LET

- Six Desk Office Accommodation
- Car Parking Available
- Conveniently Situated
- Communal Facilities Available

Interested in this property? Please contact us on 01903 792785

# UNIT 9, OAKLANDS BUSINESS CENTRE, 64-68 ELM GROVE, WORTHING, WEST SUSSEX, BN11 5LH

## Location

The premises are situated on a prominent roadside location close to West Worthing mainline railway station, within 500 yards of Goring Road which is a busy shopping parade, and approximately 1.5 miles from Worthing town centre. The premises are situated close to A259 which provides easy access to both the A27 and A24.

## Description

A spacious and stylish, turnkey furnished, office to let, offering high speed broadband.

The office has six W1400mm x D800mm desks with 3 pin and USB charging ports. Within the office is a kitchenette with kettle and microwave. There is an on-site meeting room subject to availability, communal kitchen & WC.

Electricity and WIFI to be included in the rent.

The premises has restricted hours of use:

Monday - Friday 08:00 - 18:00

Saturday 08:00 - 14:00

Closed Sundays and Bank Holidays.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>286</b>	<b>26.57</b>

## 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 £9180 per annum, inclusive.

## Business Rates

Business rates included within rent.

## EPC

The property has an EPC rating of E - 110.

## VAT

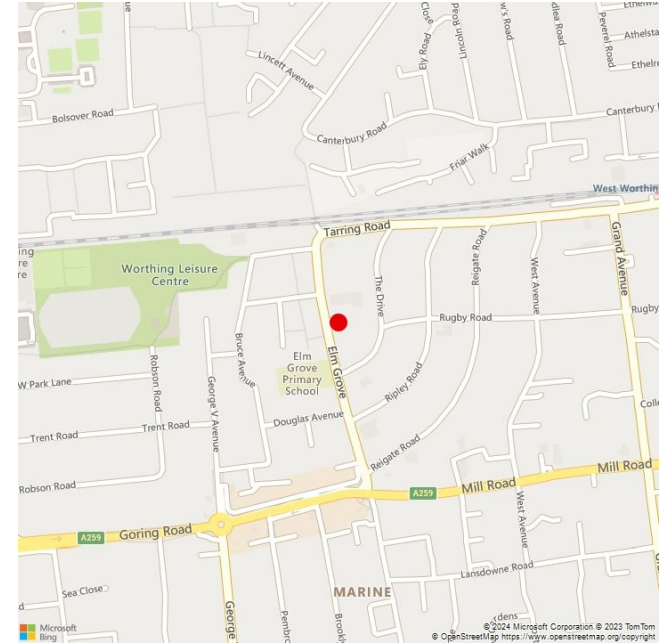
We are informed that VAT is applicable on the terms quoted.

## 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 Sole Agents, Jacobs Steel.



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