



OFFICE / MEDICAL

807 Sq Ft  
(75 Sq M)

RENT: £12,500 Per Annum

## Well Presented Town Centre Self Contained Office To Let

- + Situated at First Floor Level In Heart of Town Centre
- + Nearby Occupiers Include Greggs, Subway, Starbucks, B&M Bargains & Robert Dyas
- + Private Entrance with Ground Floor Reception
- + Well Presented Open Plan Office Accommodation Ready For Immediate Tenant Fit Out
- + New Lease Terms Available
- + Suit New or Expanding Business Looking For Town Centre Offices With Low Overheads



## Location

Worthing with a population in excess of 100,000 is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) on the southcoast of England. Worthing is famed for its pier and promenade and both are within 500 yards of the subject property which is situated along Warwick Street in the heart of the town centre. Warwick Street is known for its versatile choice of independent retailers, drinking establishments and eateries. A short walk away is Montague Street, Chapel Road and South Street where major retailers such as Boots, Marks & Spencer, H&M and the new Pret A Manger are situated. Worthing mainline railway station with its regular services along the southcoast and north to London (journey time of 1 hour and 25 minutes) is located one mile to the north of the property whilst the town's major bus route is 50 yards from the property.

## Description

An opportunity to lease well presented self contained offices in the heart of Worthing Town Centre. Accessed via secure number pad front door off Bedford Row there is an attractive and spacious reception area with concrete stairs leading to the first floor offices. The accommodation has private WC and kitchenette facilities with further door leading onto an open plan and bright office. The previous tenants had created by studwork partitioning three individual rooms which overlook Warwick Street, these offices could be utilised by a new occupier or removed to create a more open plan environment if required. The offices benefit from carpeting throughout, electric heating, perimeter trunking with power and data sockets and suspended ceiling with inset lighting. Situated on the corner of Warwick Street and Bedford Row the offices have plenty of natural light via single glazed windows.

This is seen as an excellent opportunity for a new or expanding business to acquire Town Centre office accommodation with relatively low overheads. Viewing is highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Reception	198	19
First Floor Kitchen	45	4
First Floor Open Plan Office	215	20
First Floor Office One	93	9
First Floor Office Two	100	9
First Floor Office Three	156	14
<b>Total</b>	<b>807</b>	<b>75</b>

## Terms

The offices are available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the offices have a Rateable Value of £5,400. It is therefore felt that Tenant's, subject to status, could be eligible for 100% small business rates relief.

## Summary

- + **Rent** - £12,500 Per Annum Exclusive
- + **VAT** - To Be Charged On The Rent
- + **Service Charge** - 32% Of The Overall Buildings Cost. Further Details Available Upon Request
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - D(84)

## Viewing & Further Information

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