



**SERVICED OFFICE**

213 Sq Ft  
(20 Sq M)

**RENT: £500 Per Calendar  
Month**

## Town Centre Office Suite With Low Overheads To Let

- + Situated In Serviced Office Building In Heart of Worthing Town Centre
- + Self Contained First Floor Office Suite
- + Attractive Reception & Secure Entryphone System
- + Available By Way Of New Flexible Lease Terms
- + Suit New or Expanding Business
- + Available For Quick Occupation if Required



## Location

Worthing is one of the largest towns in West Sussex with a population in excess of 105,000 and is situated on the southcoast 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. 24 Liverpool Gardens 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 southcoast and north to London with a journey time of 1 hour and 25 minutes can be found half a mile to the south.

## Description

The building comprises of 12 office suites located over first and second floor levels. Access to the offices is via an attractive ground floor reception area which provides each tenant with signage and a post box. Internal stairs directly off reception lead to both floors and the property retains a number of attractive period features such as floor to ceiling bay windows (front offices only).

Office 5 is located on the first floor at the front of the property and benefits from being open plan in nature. The office has use of the communal WC's within the building located at first floor level. The office has recently been redecorated throughout and benefits from carpeted flooring, spot lighting, floor to ceiling bay window, ample power / data points and electric heating.

This is seen as an ideal opportunity for a new or expanding business to take on Town Centre office accommodation with low overheads on flexible lease terms. Viewing is therefore highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
Main Office Area	213	20
<b>Total</b>	<b>213</b>	<b>20</b>

## Terms

The office suite is available by way of a new flexible lease with terms to be negotiated and agreed.

## Service Charge

The rent includes a communal service charge fee which covers the following:

Water & Waste Charges, Rubbish Disposal System, Communal Cleaning, Communal Lighting, Communal Heating, Internal & External Maintenance, WC & Kitchen Facilities

**Please note that electricity for the offices internally is not included within the service charge and will be invoiced to each tenant at cost.**

## Summary

- + **Rent** - £500 PCM (£6,000 Per Annum)
- + **VAT** - To Be Charged On The Rent
- + **Business Rates** - RV = £2,550
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - D(95)

## Viewing & Further Information

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