

First Floor Office at
13 Montague Place, Worthing, West Sussex,
BN11 3BG



OFFICE

352 Sq Ft
(33 Sq M)

**RENT: £550 Per Calendar
Month**

First Floor Town Centre Office Suite To Let

- + Situated in Montague Place in Heart of Worthing Town Centre
- + Nearby Occupiers Include Costa Coffee, Subway, H&M & Marks & Spencer
- + Open Plan Office Accommodation
- + Bay Windows With Seaview's
- + Electric Heating, Strip Lighting, Laminate Flooring, Ample Electrical Points
- + Available By Way of Flexible Lease Terms



Location

The property is situated on Montague Place close to the towns principal shopping street of Montague Street and the popular seafront and pier. Other occupiers within the immediate vicinity include Costa Coffee, Subway, Nandos, H&M, Marks & Spencer and a plethora of independent & national retailers, restaurants and cafes. Worthing has a population in excess of 105,000 and a catchment area of 250,000 and is located on the south coast approximately 11 miles to the west of the city of Brighton and 18 miles to the east of the cathedral city of Chichester. Worthing mainline railway station with its regular services along the south coast and north to London is located approximately 1.2 miles to the north.

Description

The premises comprise of a mixed commercial use building situated in a mid terrace position in the pedestrian street of Montague Place. Access to the office is via ground floor communal entrance with stairs leading to the first floor. The office suite benefits from recently installed laminate flooring, electric heating, strip & spot lighting, ample electrical and data points and are available for immediate occupation. The building has shared WC facilities. The offices are available with the benefit of a brand new flexible lease terms with rents fully inclusive of communal electric, heating, water and weekly cleaning of the common parts. Tenants are responsible for their own electricity, phone/broadband and any business rates (if applicable).

Accommodation & Availability

Floor / Name	SQ FT	SQM	Rent	Rateable Value	EPC
First Floor Office Suite	352	33	£525 PCM	£3,950	D(95)
Total	352	33			

Terms

The office suite is available on new flexible lease terms for minimum term of 3 years. Further details available upon request. The rent charge includes cleaning & lighting of the common areas, fire alarm testing/maintenance, water and an amount toward the general maintenance and upkeep of the building.

Summary

- + **Rent** – £550 Per Calendar Month
- + **VAT** – Not To Be Charged on the Rent
- + **Rent Review** – Rising to £580 Per Calendar Month after 18 months.
- + **Legal Costs** – Each Party To Pay Their Own

Viewing & Further Information

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