



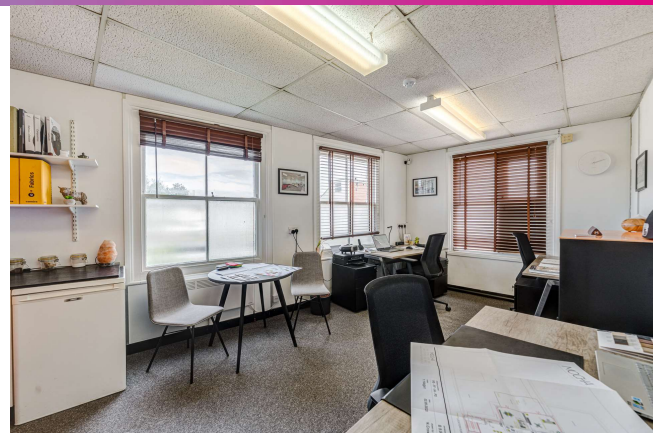
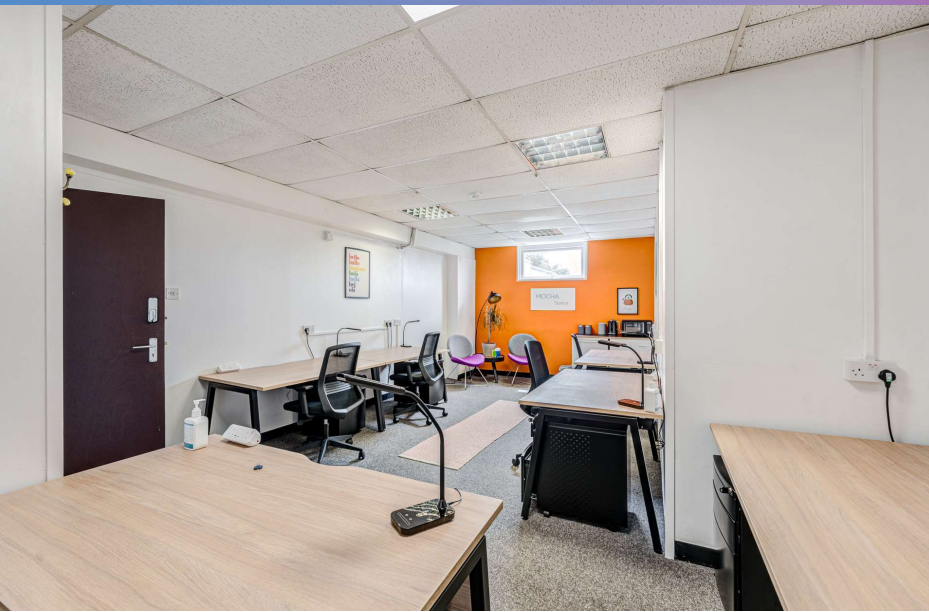
**OFFICE / WORKROOM /
STORAGE**

185 - 475 Sq Ft
(17 - 44 Sq M)

RENT: From £300 PCM

First Floor Workrooms / Offices To Let on Flexible Terms

- + Situated on Outskirts of Worthing Town Centre
- + Excellent Transport Links - West Worthing Railway Station, A259, A24 & A27 All Close By
- + Suit New or Expanding Business Looking For Low Overheads
- + Suit Variety of Commercial Uses (stpc)
- + Available By Way of a Flexible Agreement
- + Quick Occupation Available



Location

This former dairy warehouse was converted into offices / workrooms during 1990 and has been owned by the same landlord since 1999. The premises are situated in a predominantly residential location close to West Worthing mainline railway station and within 500 yards of Goring Road which is a busy secondary shopping parade. Worthing town centre with its array of retail outlets, leisure facilities, eateries and public houses is a further 1.5 miles to the east. The premises are situated close to A259 which provides easy access to both the A27 and A24 trunk roads. Worthing is a popular seaside town with a population in excess of 100,000 and is located approximately 13 miles to the west of Brighton and 18 miles east of Chichester.

Description

The accommodation benefits from a communal reception area and communal WC facilities located on each floor. There is communal on site car parking available.

The current available units are located at first floor level and benefit from suspended ceiling with lighting, carpeting, electric heating, ample electrical sockets and double glazed windows.

The tenant is to pay for their own usage of electricity, phone and broadband.

Accommodation & Current Availability

Floor	Unit No	Accommodation	SQ FT	SQM	Rent (PCM)
First	9	Office	290	27	£400
First	14	Office	185	17	£300
Total			475	44	

Terms

The units are let on a standard tenancy agreement for 3 years, outside the Landlord & Tenant Act 1954. Either party may serve 3 months notice to terminate the agreement after 12 months.

Hours of Use

The premises have restricted hours of use as follows:

Monday – Friday 08:00am - 18:00pm
 Saturday 08:00am - 13:00pm
 Closed Sundays and Bank Holidays.

Business Rates

It is felt that 100% small business rates relief may apply subject to Tenant status. Interested parties are asked to contact Adur & Worthing Business Rates Department directly on 01903 221061 to ascertain what relief is applicable to their business.

Unit 9: Rateable Value = £3,100

Unit 14: Rateable Value = £1,850

Summary

- + **Rent** – Please Refer To Current Availability. Please note rents increase each year by 5%
- + **VAT** – Is To Be Charged on The Rent
- + **Legal Costs** – Each Party To Pay Their Own (if any)
- + **EPC** – E(110)

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309
sarah@justiceandco.co.uk

Isla Ford

01903 251 600 / 07376 074 045
isla@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk