



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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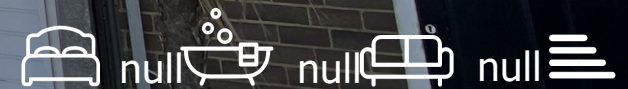


Office Room 1 CPL House

Ivy Arch Road, Worthing, BN14 8BX

£425 Per month

Council Tax Band



James and James Commercial are delighted to offer To Let this serviced office situated close to Worthing railway Station in Ivy Arch Road.

Office 1 is approximately 144 sq ft and is available to let for £425 pcm inclusive of service charge, water, building maintenance and waste removal. The suite comes with 1 allocated parking space.

New Lease terms to be agreed.

EPC – An EPC Report is available for all interested parties to view upon request.

Business Rates – Interested Parties should contact the local council to confirm the rates payable and if they are eligible for any small business rates relief.

Legal Fees – Each party to bear their own legal costs.

Office Room 1  
12'14 x10'44 (3.66m x3.05m)





## Floor Plan



## Viewing

Please contact our James & James Lettings Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

