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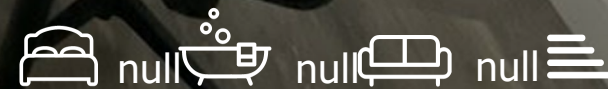


55 Pembroke Avenue

, Worthing, BN11 5QS

£2,000 Per month

Council Tax Band



Fed up of working from home? Looking for a state of art office space to rent? Then look no further

James & James Estate Commercial Agents are delighted to bring to the market these BRAND NEW converted offices in favoured West Worthing.

Conveniently located within 100 yards of Goring Road shopping facilities and coffee shops. Local bus services, mainline railway and seafront are also nearby.

The courtyard will have a glass roof  
The south facing roof is covered in solar panels and the building is carbon  
Each office will have their own RING doorbell system.

In front of the office will be gravel  
Super Fast Broadband Speeds currently reaching 700MB

Voip Phone Capacity

Secure Cycle Storage

Use of fully fitted kitchen

High Spec finish throughout

Access to kitchen with an instant hot water tap, dishwasher and fridge-freezer.

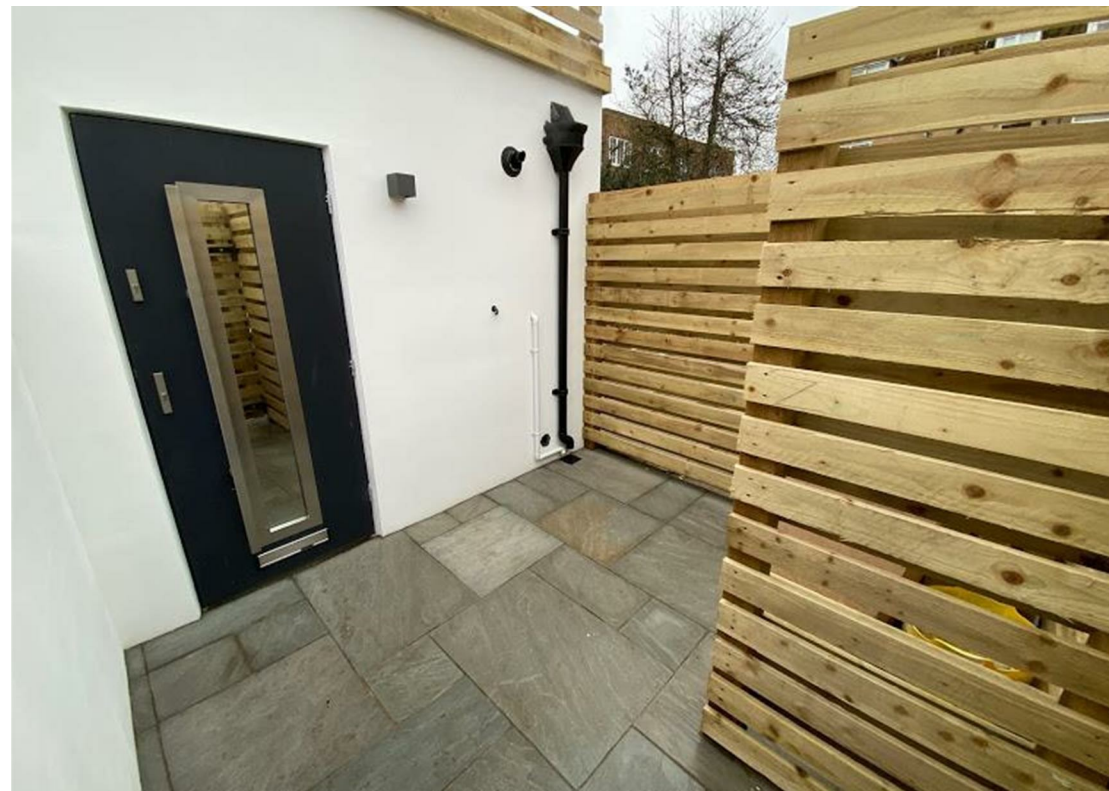
Two toilets ( picture of downstairs toilet).

Large meeting room

2 other offices upstairs

Approx 592 sq ft





## Floor Plan

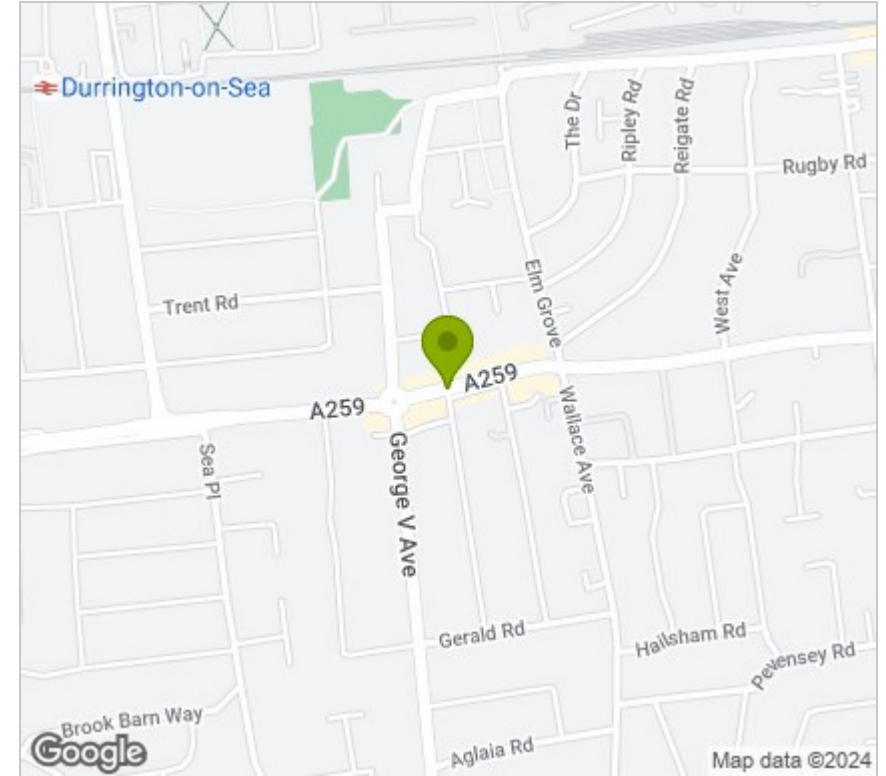


## Viewing

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

