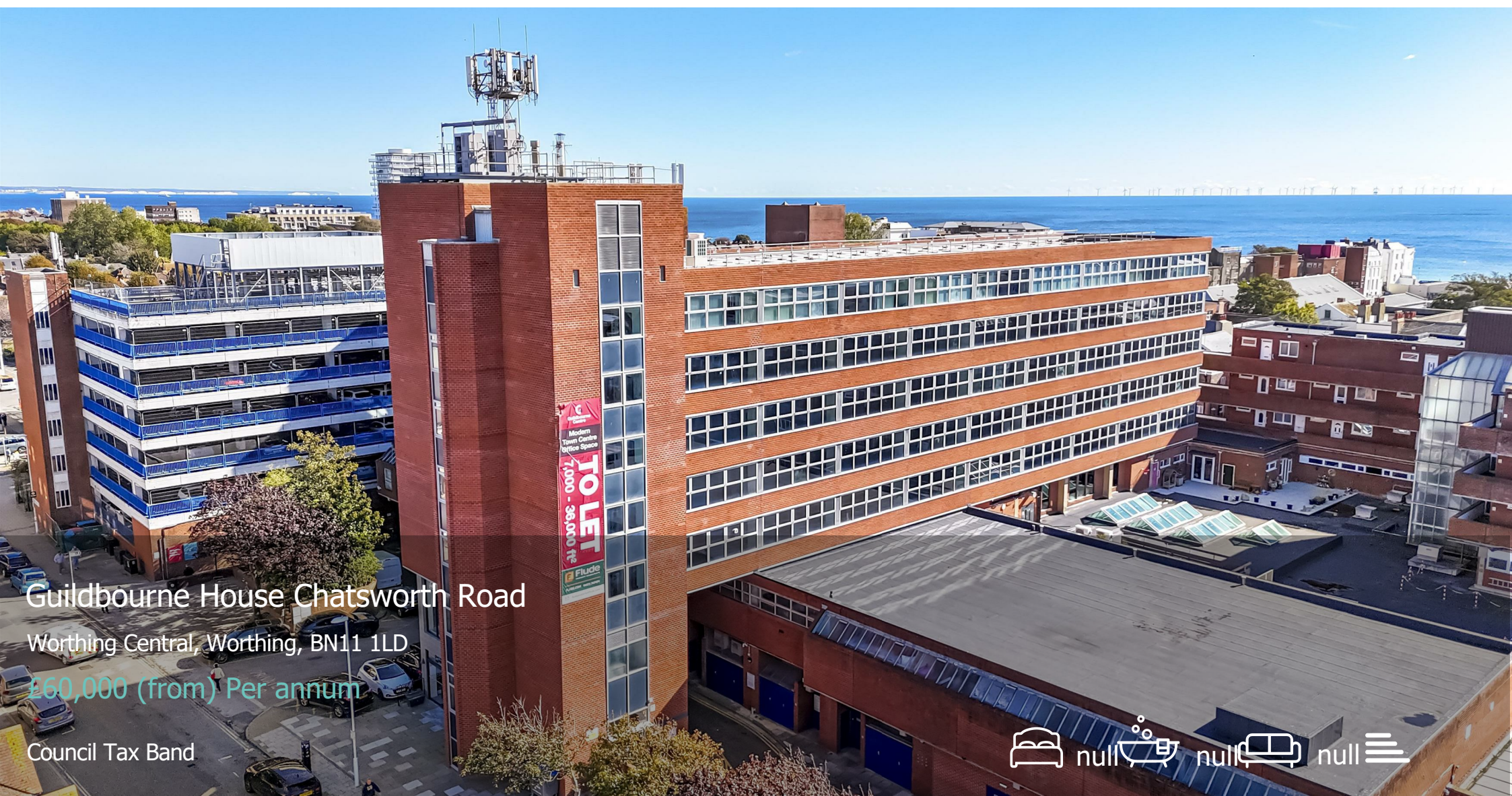




Guildbourne House Chatsworth Road

Worthing Central, Worthing, BN11 1LD

£60,000 (from) Per annum

Council Tax Band

PRICES FROM £5,000 PCM.

7,000 – 28,000 sq ft | Four Floors |
Flexible Letting Options

Substantial town centre office accommodation available to let, offering approximately 7,000 to 28,000 sq ft across four floors.

A rare opportunity to secure a significant amount of office accommodation in a prime Worthing town centre location, suitable for a wide range of occupiers including corporate headquarters, public sector organisations, professional services, educational/training operators, medical and other commercial uses, subject to the necessary consents.

The accommodation is currently in need of comprehensive refurbishment, providing an incoming occupier with an excellent opportunity to create a modern workplace specifically designed around their operational requirements.

FLEXIBLE LETTING OPTIONS

The four floors can be:

Let as a whole, providing approximately 28,000 sq ft of accommodation; or
Let individually, from approximately 7,000 sq ft per floor, subject to availability.

This flexibility makes the property suitable for both a single large occupier and multiple businesses seeking substantial town centre accommodation.





TWO REFURBISHMENT OPTIONS

The landlord is prepared to discuss a number of flexible occupational arrangements.

Option 1 – Tenant Fit-Out

The tenant undertakes its own refurbishment and fit-out to create accommodation specifically tailored to its requirements.

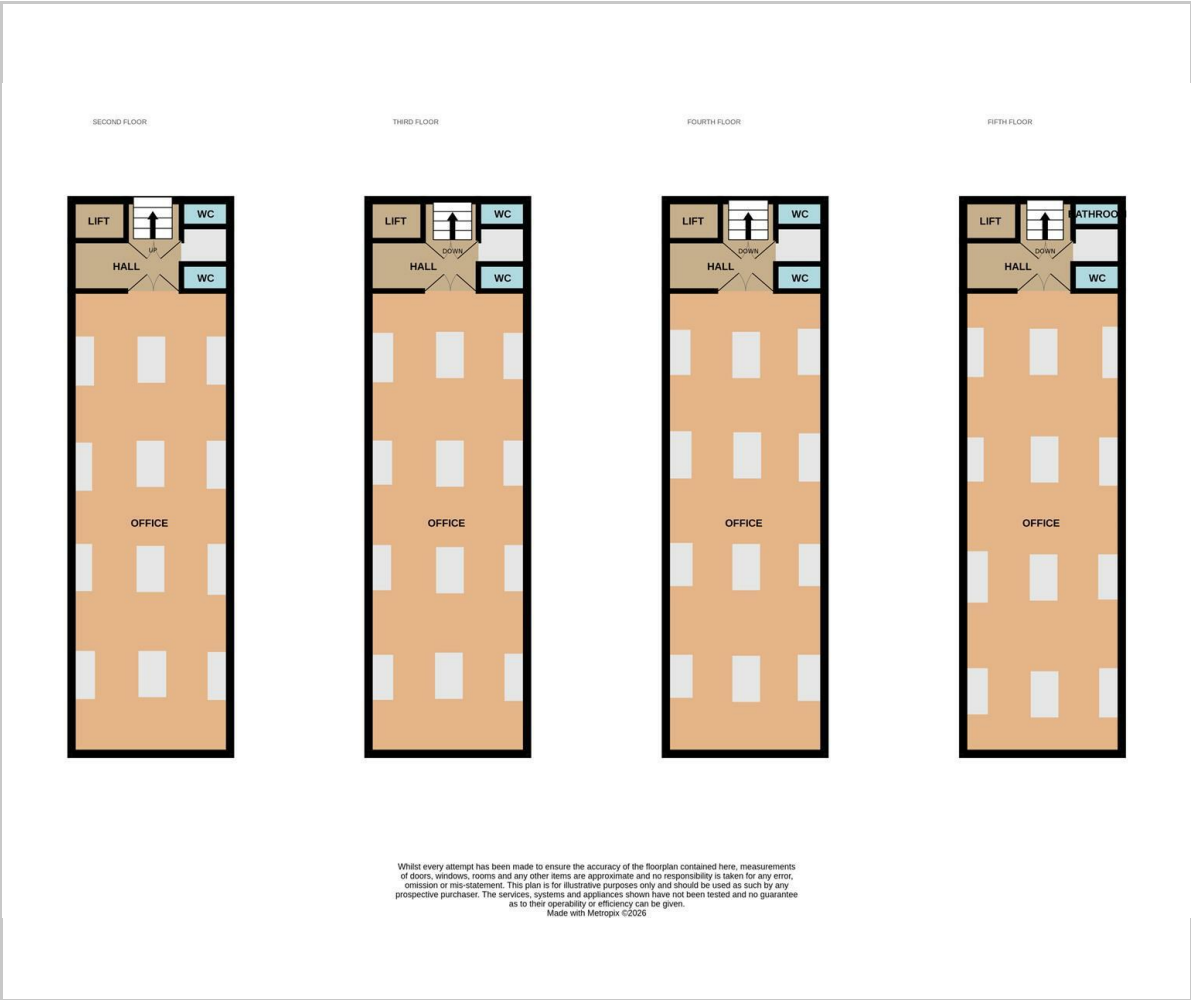
In recognition of the tenant's investment in the property, the landlord would consider offering a reduced rental during the initial term / fit-out period, with the exact arrangement to be agreed depending upon the scope and cost of works.

Option 2 – Landlord Refurbishment

Alternatively, the landlord is prepared to undertake the refurbishment works on behalf of the incoming tenant.

The specification can be discussed and agreed with the tenant to provide accommodation suitable for its particular requirements, with the resulting rental reflecting the agreed specification

Floor Plan



Viewing

Please contact our Ferring 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

