



A3 (RESTAURANTS AND CAFES) / HEALTHCARE / LEISURE / OFFICE / OTHER - HEALTH / NURSERY / CHURCH / EDUCATION / PUB / BAR / CLUB / RESTAURANT / CAFE / RETAIL / SERVICED OFFICE TO LET

## 1ST & 2ND FLOOR OFFICES

105-109 Montague Street, Worthing, BN11 3BP

**EXTENSIVELY REFURBISHED 1ST FLOOR OFFICES  
TO LET**

7,801 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

Available Size	7,801 sq ft
Rent	£51,000 per annum exclusive of rates, VAT & all other outgoings
Business Rates	TBA
Service Charge	A service charge will be put in place following occupation
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (83)

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
1st	6,316	586.78
2nd - Storage- M&E space	1,485	137.96
<b>Total</b>	<b>7,801</b>	<b>724.74</b>

## Description

Situated on the 1st & 2nd floor of a prominent 3 storey building. The building was the subject of an extensive refurbishment in 2021 which we understand cost in excess of £2.5 million. Arranged as a predominately open plan office space with a number of separate offices & welfare space. The property is suitable for another office user, however could be suitable for leisure, or a variety of other uses subject to required consents.

## Location

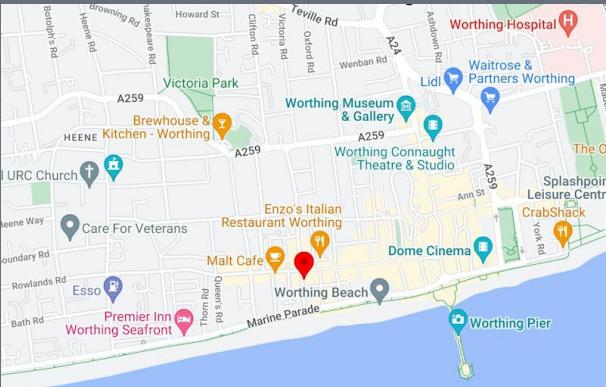
The subject property is located on the southern side of Montague Street, Worthing's main shopping thoroughfare, surrounded by a variety of high street occupiers including The Body Shop, Greggs, O2, Yours & Millets. The seafront is 100m to the south whilst several community amenities such as AMF bowling, Lido and the well-known Worthing Pier are all only a short walk away. Worthing is a large seaside town in West Sussex located on the south coast 11 miles (18km) west of Brighton, 20 miles (32 km) east of Chichester and 60 miles (96.5 km) south of London. The town is affluent with a growing residential population in excess of 100,000 and an annual footfall of 5.5 million.

## Terms

The property is available by way of a new effective full repairing & insuring lease for a minimum term of 5 years. Subject to status a rent deposit may be required.

## AML

ID & Proof of address will be required before heads of terms can be issued as in accordance with AML regulations.



### Get in touch

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### Eightfold Property

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# Energy performance certificate (EPC)

DWP OFFICES  
105-109 MONTAGUE STREET  
WORTHING  
BN11 3BP

Energy rating

**B**

Valid until: **5 September 2031**

Certificate number: **8374-8492-3521-1579-2934**

Property type

B1 Offices and Workshop businesses

Total floor area

1,156 square metres

## Rules on letting this property

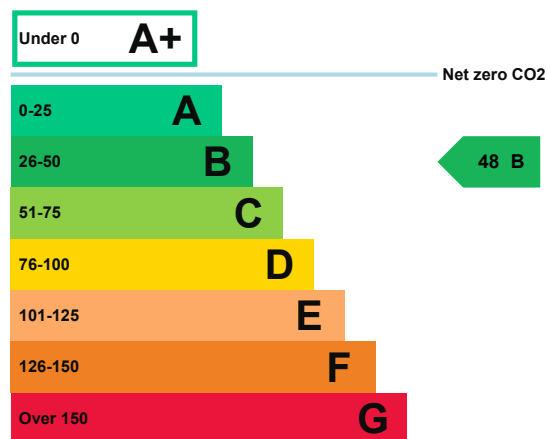
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



# How this property compares to others

Properties similar to this one could have ratings:

If newly built

38 B

If typical of the existing stock

111 E

## Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	30.88
Primary energy use (kWh/m2 per year)	183

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7684-8608-9949-0280-7190\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Louis Tsakistras BSc (Hons), DipNDEA L3 L4
Telephone	02084074084
Email	<a href="mailto:info@tagepc.co.uk">info@tagepc.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO034808
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Trinity Alexander Group
Employer address	15 Whitehall, Westminster, London SW1A 2DD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 August 2021
Date of certificate	6 September 2021

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105-109 Montague Street Worthing

