



OFFICE

285 Sq Ft
(26 Sq M)

RENT: £4,000 Per Annum

Well Presented Self Contained First Floor Office Suite

- + Situated Just Off Goring Road With Nearby Occupiers Including Tesco Express, Costa Coffee, Toby Carvery, Card Factory & Post Office
- + Suit New or Expanding Business Looking For Offices With Low Overheads
- + Available For Quick Occupation
- + Available On Flexible Lease / Licence Terms
- + Limited Tenant Fit Out Due to Excellent Internal Condition



Location

The offices are situated on the first floor in a prominent location on the western side of George V Avenue close to the Goring Road junction. Goring Road itself is a busy shopping location with nearby occupiers including Tesco Express, Costa Coffee, Boots & vision Express but to name a few and is situated approximately 1/2 a mile to the south of the popular seafront, 1 mile from West Worthing train station and 1 1/2 miles away from Worthing Town Centre. Worthing itself is busy and popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

Description

The accommodation has a private entrance leading to two first floor office rooms with a storage cupboard containing an excellently fitted kitchenette and a separate WC. The offices benefit from carpeting throughout, strip lighting, ample electrical and data points, electric heating and a private netted balcony. The offices are applicable for fast speed broadband and are seen as an excellent opportunity for a new or expanding business to lease commercial office space with relatively low overheads. The offices present in excellent condition and are available for quick occupation.

Accommodation

Floor / Name	SQ FT	SQM
Office Room One	107	10
Office Room Two	178	16
Total	285	26

Terms

The offices are available by way of a new internal repairing and insuring lease for a minimum term of 2 years.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £2,175 meaning that 100% small business rates relief should apply subject to tenants status. Interested parties are asked to verify this information with Adur & Worthing Council directly.

Summary

- + **Rent** - £4,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Service Charge** - £200 Per Quarter
- + **Insurance** - £145 Per Annum
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – D(90)

Viewing & Further Information

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