

117a George V Avenue  
 Worthing, West Sussex, BN11 5SA



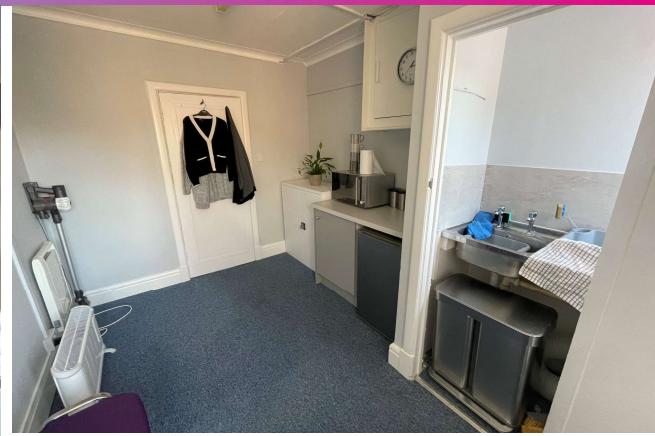
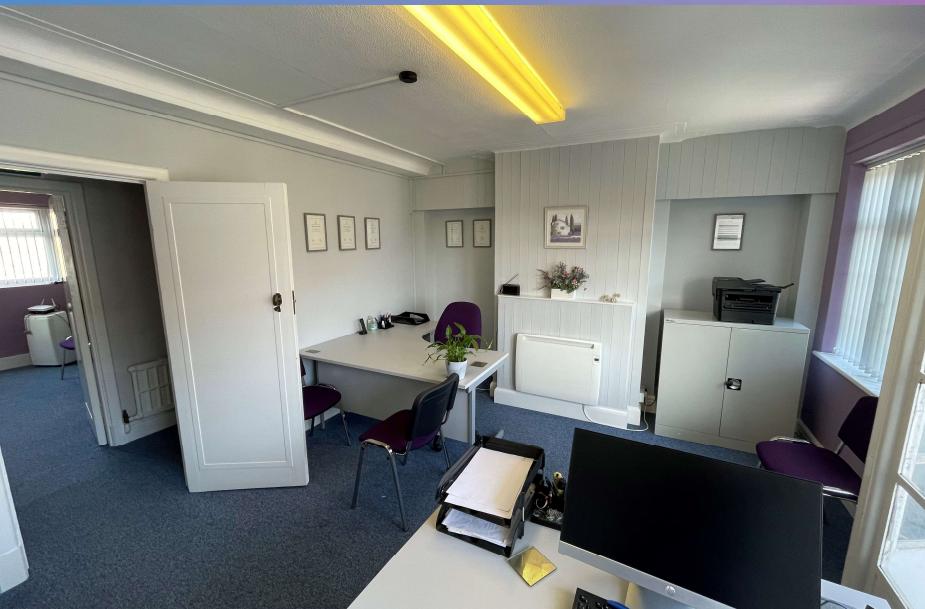
**OFFICE**

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
<b>Total</b>	<b>285</b>	<b>26</b>

## 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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