

TO LET

**High Quality Fitted Offices
with Car Parking**

**GF NORTH EAST &
GF NORTH WEST
3 LIVERPOOL
GARDENS**

WORTHING
WEST SUSSEX, BN11 1TF

794 - 1942 SQ FT
74 - 180 SQ M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk



3 LIVERPOOL GARDENS, **GF NORTH EAST & NORTH WEST**
WORTHING, BN11 1TF

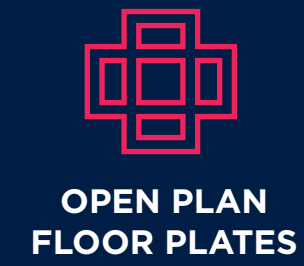
PROPERTY
DETAILS

The space comprises modern high quality open plan offices in Cat A condition ready for an incoming occupier to undertake their fit out.

At basement level there is an undercroft car park providing allocated parking spaces for the occupiers. The suites are available separately or combined for individual tenants or used as one suite.

SCHEDULE OF ACCOMODATION

	SQ FT	SQ M
GF NORTH EAST	794	74
GF NORTH WEST	1,148	106
TOTAL	1,942	180



3 LIVERPOOL GARDENS, GF NORTH EAST & NORTH WEST WORTHING, BN11 1TF

PROPERTY LOCATION

Worthing is the largest town in West Sussex with a population in excess of 100,000. The town benefits from having major occupiers such as Southern Water, Equiniti Plc and GlaxoSmithKline. Liverpool Gardens forms part of one of the main office areas of the Town Centre with it being close to all the main facilities including three large car parks, banks and major retailers such as Marks & Spencer, H&M, and Boots.

Worthing's central mainline railway station is also only a five minute walk to the north.

A27	6 Minutes
A23	18 Minutes
M25	50 Minutes

 **SAT NAV: BN11 1TF**
[///legs.birds.zealous](http://legs.birds.zealous)



FITTED OFFICES TO LET | 3 LIVERPOOL GARDENS, WORTHING

3 LIVERPOOL GARDENS, GF NORTH EAST & NORTH WEST
WORTHING, BN11 1TF

FURTHER INFORMATION

TERMS: All leases are full repairing and insuring and are available on new terms to be negotiated and agreed.

RENT: Ground Floor North East £13,500pax and Ground Floor North West £19,500pax Rent is exclusive of VAT, business rates, service charge and own running costs. A rent deposit may be required depending on tenant status. Further details available upon request.

RATEABLE VALUE: Available from VOA website.

LEGAL COSTS: Each party is to be responsible for their own legal costs incurred in any transaction.

EPC: An EPC will be made available upon request.



CONNECTIONS		
	Miles	Time
A27	2	6 mins
BRIGHTON	11	30 mins
GATWICK AIRPORT	36	45 mins
LONDON (M25)	42	50 mins
PORTSMOUTH DOCKS	40	1hr
SO'TON DOCKS	52	1hr 10



OWNED AND MANAGED BY:



01903 777777

hargreaves.co.uk

Misrepresentation Act: Hargreaves and their agents give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the Hargreaves or their agents has any authority to make any representation or warranty whatsoever in relation to this property. Brochure by Virtualoom.

AGENT DETAILS



Duncan Marsh
 01903 229201
dmarsh@shw.co.uk

Ben Collins
 01903 229208
bcollins@shw.co.uk

FITTED OFFICES TO LET | 3 LIVERPOOL GARDENS, WORTHING

3 LIVERPOOL GARDENS, GF NORTH EAST & NORTH WEST
WORTHING, BN11 1TF

OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

Rustington House, Worthing
Road, Rustington, West Sussex,
BN16 3PS

01903 777777

FITTED OFFICES TO LET | 3 LIVERPOOL GARDENS, WORTHING