

1st Floor Offices,
30-32 Teville Road, Worthing,
West Sussex, BN11 1UG



OFFICE / MEDICAL

725 SqFt
(67 Sq M)

RENT: £6,800 PER ANNUM

Well Presented
First Floor Office
Suite On Busy
Town Centre
Throughfare

- + Situated on Outskirts of Worthing Town Centre, Adjacent to Worthing Mainline Railway Crossing & Station
- + Nearby Occupiers Include Pharmacy, Takeaways, Convenience Store & Host of Independent Retailers & Office Occupiers
- + Self Contained Office Suite Comprising of 4 Rooms
- + Suit Variety of Office or Medical Occupiers
- + Available For Immediate Occupation On Sub-Lease Basis
- + Viewing Highly Recommended



Location

Worthing with a population in excess of 105,000 is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) on the southcoast of England. Teville Road is a mixed commercial and residential road linking the A27 to the north to the A259 coastal road to the South and is one of the main thoroughfares into the Town Centre. Nearby occupiers include a mixture of retail, office and takeaway occupiers. Worthing mainline railway station with its regular services along the southcoast and north to London (journey time of 1 hour and 30 minutes) is located directly adjacent to the property whilst one of the town's major bus routes is 50 yards from the property.

Description

An opportunity to lease a deceptively spacious and well presented first floor office suite comprising of 4 rooms with separate WC and kitchenette. Accessed via shared ground floor entrance directly off Teville Road the reception area leads to a stairwell to the first floor level. The offices benefit from carpeting throughout, strip lighting, ample electrical / data points and electric heating (not tested).

Externally the office has two allocated parking spaces.

The offices would suit a variety of office based businesses or alternatively a medical occupier could be considered, subject to gaining any necessary planning consents. Overall, this is seen as a superb opportunity for a new or expanding business to lease excellent office accommodation within a popular Town and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Front Office 1	232	21
Front Office 2	108	10
Kitchenette	201	18
Rear Office	119	11
Rear Store	65	6
Total	725	67

Business Rates

According to the VOA (Valuation Office Agency) the offices have the following rateable values

Front Office: £4,300 Rear Office: £2,075

Terms

The property is available by way of an existing lease which expires 20th October 2029. There are no further break clauses or rent reviews in the existing lease. A copy of the existing lease is available upon request.

Summary

- + **Rent** - £6,800 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – Front = E(107), Rear = D(94)
- + **Service Charge** – Further Detail Available Upon Request
- + **AML** - In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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