



OFFICE

1,928 Sq Ft
(179 Sq Mt)

RENT: £28,950 PER ANNUM

COMING SOON
Self Contained 2nd
Floor Open Plan
Office Suite With
Allocated On-Site
Parking To Let

- + Situated In The Heart of Worthing Town Centre Close to All Major Amenities & Popular Seafront
- + Modern Open Plan Office Suite Available From October 2026
- + 5 Allocated On Site Parking Spaces
- + To Be Refurbished To Include LED Lighting, Air Conditioning, Carpeted Flooring & New Kitchenette
- + Available By Way Of New Lease
- + Suit Variety Of Office Occupiers



Location

Worthing is one of the largest towns in West Sussex with a population in excess of 105,000. The popular seaside town is located on the South coast approximately 60 miles South of London, 13 miles West of the city of Brighton & Hove and 18 miles East of the cathedral city of Chichester. The town benefits from superb transport links with connectivity to the A27, A24 and A259 road network whilst the town has 3 railway stations providing services along the South coast and North to London (journey time of 1 hour 30 mins).

Southfield House is situated in the heart Worthing town centre business district within easy reach of the towns main amenities and a short walk from the popular seaside and pier. Liverpool Gardens is home to a number of office occupiers to include multiple solicitors' practices, accountant, architects and many other office based companies.

Description

Southfield House is a purpose built office building comprising over 20,000 square ft arranged over 5 floors. Accessed via secure entry phone the building has superb common parts which have recently undergone refurbishment with attractive entrance foyer, with stairs and passenger lift leading to all floors. The WC's in the building are located on each floor with the ground and second floor providing a fully compliant disabled WC.

The available office suite is located on the second floor and will undergo refurbishment prior to a new letting in October 2026 to provide open plan office accommodation with superb natural light via double glazed windows, suspended ceiling with LED lighting, air conditioning, carpeted flooring and ample electrical and data sockets. The open plan nature of the space allows a tenant to fit out the space for their operational needs. A newly installed kitchen is located at the Northern end of the office suite. Externally the offices are allocated 5 parking spaces within the communal car park which surrounds the building.

This is seen as an excellent opportunity for a new or expanding business to acquire town centre office accommodation within a superbly presented and well managed office building and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Part 2 nd Floor Office	1,928	179
Total	1,928	179

Terms

The offices are available by way of a new affective FR&I lease with terms to negotiated and agreed.

Summary

- + **Rent** - £28, 950 Per Annum Exclusive
- + **VAT** – To Be Charged
- + **Rateable Value** - £25,250
- + **Service Charge** – Further Details Available Upon Request
- + **Legal Costs** – Each Party to Pay Their Own
- + **EPC** – C(67)
- + **AML** – in accordance with Anti-money laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together evidence /proof Identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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