



**OFFICE / MEDICAL**

696 Sq Ft  
(65 Sq M)

**RENT: £10,500 PER ANNUM**

## Superbly Presented Town Centre First Floor Office Suite To Let

- + Situated Adjacent to Worthing Mainline Railway Station
- + Nearby Occupiers Include Pharmacy, Takeaways, Convenience Store & Host of Independent Retailers & Office Occupiers
- + Self Contained Office Suite Comprising of 5 Rooms
- + Suit Variety of Office or Medical Occupiers
- + Available For Immediate Occupation
- + New Lease Terms Available
- + Viewing Highly Recommended



## Location

Worthing itself is the largest town in West Sussex with a population in excess of 105,000. Situated 10 miles west of the city of Brighton and approximately 13 miles east of Chichester. The premises are situated on the corner of Teville Place and Victoria Road with other occupiers within the area including takeaways, florists, spa, convenience store and a host of independent retailers and office occupiers. Worthing's Town Centre & popular seafront is approximately 1 mile to the south. Worthing mainline railway station with its regular services along the coast and north to London (journey time of 1 hour and 30 minutes) is situated less than 100 yards from the subject property. The A259 coastal road and A24 & A27 trunk roads are all within a 10 minute drive of the property which is also situated on a main bus route. Business permits available for on street parking, to purchase from Worthing Borough Council for this area, subject to availability

## Description

An opportunity to lease a deceptively spacious and well presented first floor office suite comprising of 5 rooms with separate WC and kitchenette.

Accessed via shared ground floor entrance directly off Victoria Road an inviting reception area leads to a stairwell to the first floor level. The offices benefit from carpeting throughout, cat 3 lighting, ample electrical / data points and gas central heating (not tested).

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	173	16
Front Office Secondary Area	69	6
Kitchenette	12	1
Middle Office	124	12
Boardroom	170	16
Rear Office	126	12
WCs	22	2
<b>Total</b>	<b>696</b>	<b>65</b>

## Terms

The property is available by way of an effective FR&I Lease with terms to be negotiated and agreed.

## Summary

- + **Rent** - £10,500 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Service Charge** - Approx £1,200 Per Annum
- + **Insurance** - Approx £700 Per Annum
- + **Rateable Value** - £10,975 (Small Business Rates Relief may be applicable)
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - D(79)
- + **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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