



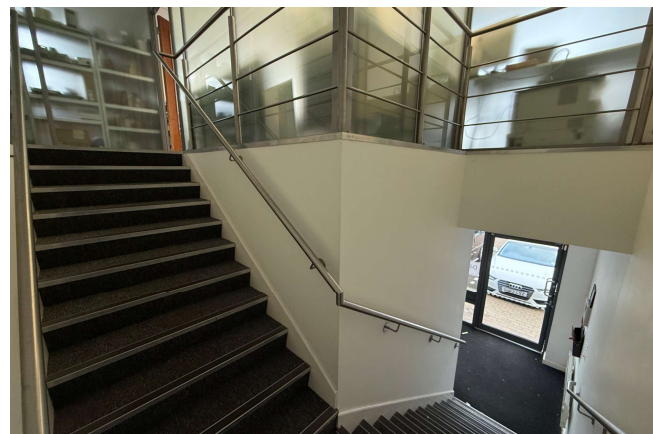
OFFICE

320 Sq Ft  
(30 Sq M)

RENT: £6,500 PER ANNUM

Superbly Presented  
First Floor Office  
Suite with Parking  
Space on  
Prestigious Office  
Development

- + Situated on Premier Office Development in Worthing
- + Ready For Quick Occupation (if required)
- + Well Presented Open Plan Office Accommodation
- + Air Conditioning, Electric Heating, Ample Data & Electrical Sockets, Entryphone System
- + Flexible New Licence Terms Available
- + Superb Natural Light Through Over 20ft of Double Glazed Windows
- + Viewing Highly Recommended



## Location

Yeoman Gate comprises of 13 high specification office buildings constructed in 2007. The Estate is situated to the west of Worthing town centre & is close to both the main A27 & A259 coastal road. Yeoman Gate is situated off Yeoman Way close to the A259 adjacent to the Southern Water HQ building. The Estate benefits from regular bus services & from being within walking distance of Goring mainline railway station which offers regular services to London (journey time of 1 hour 30 minutes), Southampton & Brighton. Other local amenities to the Business Park include Tesco Extra, The Works, Taco Bell, David Lloyd & Sussex Yeoman Public House. Worthing is a popular seaside town, famed for its popular pier and promenade and has a population in excess of 100,000 and is situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

## Description

Unit D4 Yeoman Gate comprises a self contained end of terrace office building arranged over two floors. The available office suite, known as D4b is situated on the first floor on the western side of the building. Externally, the property has an attractive fascia clad in red brick & cedar wood. Allocated parking is provided for one vehicle to front.

The office accommodation is bright & airy and finished to a high standard throughout. The specification includes, carpeting throughout, perimeter trunking with ample data and power sockets, suspended ceilings with integral lighting, electric heating, air conditioning (not tested) & secure entryphone system. The office has a shared WC (disabled compliant) which is located in the common area on the ground floor. This is seen as a superb opportunity to lease a small office located on Worthing's premier office development with relatively low overheads and viewing is highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
First Floor Office Suite	320	30
<b>Total</b>	<b>320</b>	<b>30</b>

## Terms

The office suite is available by way of a new flexible Licence Agreement for a minimum term of 2 years. The tenant is to be responsible for 17.96% of any electric, water and management charges relating to the building. The tenant is also responsible for any (if applicable) business rates.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £4,850. It is therefore felt that subject to tenant status that 100% small business rates relief could apply. Interested parties are asked to speak directly with Adur & Worthing Council directly to ascertain what relief is applicable to their business.

## Summary

- + **Rent** - £6,500 Per Annum Exclusive
- + **VAT** – Is To Be Charged on The Rent
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – C(72)
- + **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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