



UNDER OFFER

Ground Floor Suite

B3 Yeoman Gate Office Park, Yeoman Way, Worthing, BN13 3QZ

Modern Air Conditioned Ground Floor Office Suite With Parking

1,040 sq ft
(96.62 sq m)

- Located On Worthing's Premier Office Park
- Air Cooling & Heating
- Open Plan Office
- Use of Meeting/Training Room (By Arrangement)
- 2 Car Spaces + Unregulated On Street Parking Nearby
- Fast Broadband On Site

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Description

Yeoman Gate Office Park holds a unique place in the Worthing commercial property market. Constructed in 2007, it remains Worthing's premier office location.

The development comprises 13 buildings of varying sizes arranged in a landscaped courtyard. Occupiers include Kreston Reeves Accountants, The Martlet Partnership and Mosaic Online Systems.

The subject Suite comprises the ground floor of Building B3 and end of terrace unit. The Suite is fully fitted with carpet, suspended ceiling, perimeter 3 compartment trunking, a kitchenette. The return fronted building allows for excellent natural light into the accommodation.

In addition, the Suite benefits from air conditioning (heating & cooling) as well as perimeter electrical radiators.

A communal (disabled compliant) wc is also present.

The offices are fitted to a modern high standard throughout and is available with two allocated private parking spaces. Nearby roads offer unregulated free parking.

Location

Yeoman Gate is located off the main A2032 Littlehampton Road in West Worthing.

Access is off Yeoman Road via Yeoman Way.

The estate is well served by the road and rail being close to the A27 east/west trunk road and in turn the A24 northwards to the national motorway network. Fast access is also afforded to Worthing town centre. Public transport links are similarly good with a regular bus service and proximity to the mainline rail stations of Goring and Durrington.

Nearby occupiers include David Lloyd Fitness, Equiniti Plc and Southern Water's headquarters building.

Accommodation

Name	sq ft	sq m	Availability
Ground - Offices	1,040	96.62	Available

Viewings

By prior appointment with sole agents Brierley and Coe. Please call 01903 372000

Terms

A new lease is available for a term to be negotiated. Please contact the agent for more information.

Meeting/Training Room

A first floor fitted meeting/training room is available to hire by the day. Details on application.

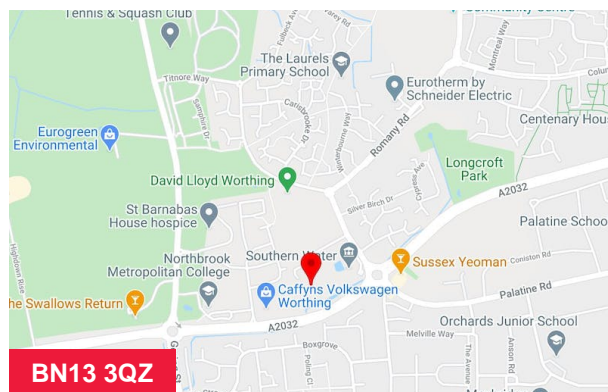
Rent

Rent £16,500 per annum net of vat, Estate Service Charge & own running costs.

Rent Deposit

A rent deposit maybe required dependent on tenant status.

Viewing



Summary

Available Size	1,040 sq ft
Rent	£16,500 per annum
Rates Payable	£6,034 per annum
Rateable Value	£12,092
Service Charge	£1.25 per sq ft Estimate
EPC Rating	Property graded as C-C

Viewing & Further Information

Paul Brierley

07980 019008

paul@brierleyandcoe.co.uk

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