

Second Floor Office,  
13 Montague Place, Worthing, West Sussex,  
BN11 3BG



**OFFICE**

364 Sq Ft  
(34 Sq M)

**RENT: £475 Per Calendar  
Month**

## Second Floor Town Centre Office Suite To Let

- + Situated in Montague Place in Heart of Worthing Town Centre
- + Nearby Occupiers Include Costa Coffee, Subway, H&M & Marks & Spencer
- + Open Plan Office Accommodation
- + Bay Window With Seaviews
- + Electric Heating, Strip Lighting, Laminate Flooring, Ample Electrical Points
- + Available By Way of Flexible Lease Terms
- + Viewing Highly Recommended



## Location

The property is situated on Montague Place close to the towns principal shopping street of Montague Street and the popular seafront and pier. Other occupiers within the immediate vicinity include Costa Coffee, Subway, Nandos, H&M, Marks & Spencer and a plethora of independent & national retailers, restaurants and cafes. Worthing has a population in excess of 105,000 and a catchment area of 250,000 and is located on the south coast approximately 11 miles to the west of the city of Brighton and 18 miles to the east of the cathedral city of Chichester. Worthing mainline railway station with its regular services along the south coast and north to London is located approximately 1.2 miles to the north.

## Description

The premises comprise of a mixed commercial use building situated in a mid terrace position in the pedestrian street of Montague Place. Access to the office is via ground floor communal entrance with stairs leading to the second floor. The office suite requires some modernization throughout however benefits from carpeting ,energy night storage heating, strip & spot lighting, ample electrical and data points, a kitchenette area and are available for immediate occupation. The building has shared WC facilities. The offices are available with the benefit of a brand new flexible lease terms with rents fully inclusive of communal electric, heating, water and weekly cleaning of the common parts. Tenants are responsible for their own electricity, phone/broadband and any business rates (if applicable).

## Accommodation

Floor / Name	SQ FT	SQM
Office	364	34
<b>Total</b>	<b>364</b>	<b>34</b>

## Terms

The office suite is available on new flexible lease terms. Further details available upon request. The rent charge includes cleaning & lighting of the common areas, fire alarm testing/maintenance, water and an amount toward the general maintenance and upkeep of the building.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £3,250. It is therefore felt that subject to Tenant status, that 100% small business rates relief should be applicable. Interested parties are asked to contact Adur & Worthing Council to confirm what relief is applicable to their respective business.

## Summary

- + **Rent** – £475 Per Calendar Month
- + **VAT** – Not To Be Charged on the Rent
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – D(83)
- + **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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