

READY TO OCCUPY



Suite B2b Yeoman Gate

Yeoman Way, Worthing, BN13 3QZ

Modern First Floor Office Suite - 525 sq ft

- Premier Office Location
- Air Conditioned Suite
- Potential For 100% Business Rates Relief (STS)
- Air Conditioned Suite
- 2 Private Car Spaces

Suite B2b Yeoman Gate, Yeoman Way, Worthing, BN13 3QZ

Description

Yeoman Gate was constructed in 2007. It represents Worthing's premier office destination.

B2 is one of thirteen buildings on the estate and occupies a mid- terrace location.

The subject suite is on the first floor rear of Building B2. The accommodation is arranged as an open plan room with good natural light. The Suite benefits from air conditioning, a kitchenette ,full carpeting and suspended ceiling with integral lighting. The offices share wcs on each level including a disabled compliant wc at ground floor. Overall, the Suite has a high level of fit & finish.

The Suite has parking for 2 cars. Unrestricted parking for other vehicles is available around Yeoman Way and Yeoman Road.

Location

The Estate is located to the west of the town centre off the A259 Littlehampton Road adjacent to the Southern Water headquarters building. Nearby occupiers include Southern Water HQ, David Lloyd Leisure and Northbrook College.

The Estate is well served by the road network with swift access onto the main A27 via Titnore Lane. Regular bus services are available and Goring mainline railway station is within a walkable distance and which offers regular services to London and along the coast.

SAT NAV: BN13 3QZ

Accommodation

Name	sq ft	sq m	Availability
1st - Office Suite	525	48.77	Available

Terms

A new lease is available on terms to be agreed. Details on application.

Timing

Expected to be available from Mid-June 2026

Rent

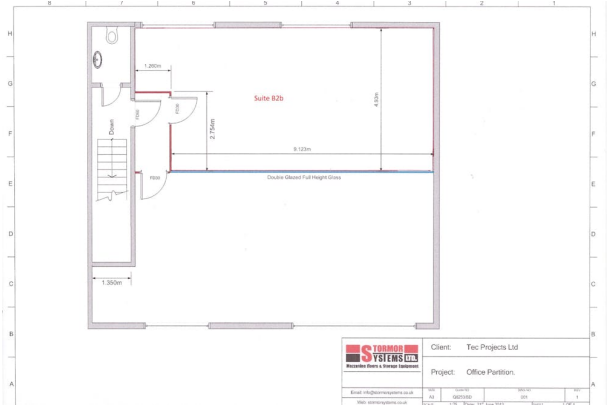
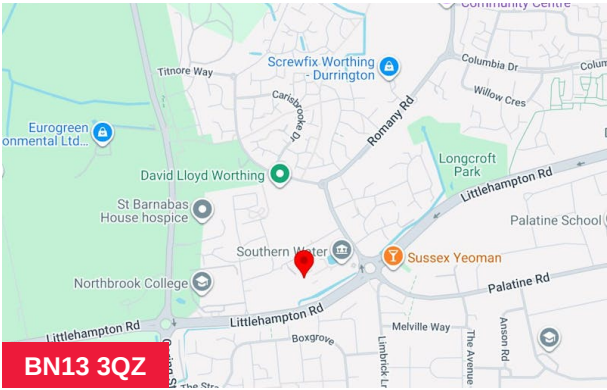
£8,750 per annum payable quarterly in advance.

Rent exclusive of vat, business rates (where charged), a proportion of the building's Estate Charge & all other outgoings.

A small service charge is levied monthly covering building commonality (water use/cleaning of common areas etc). Details on application.
Electricity usage metered monthly & billed to the tenant.

Viewings

By prior appointment only.



Summary

Rent	£8,750 per annum Exclusive of VAT
Rates Payable	£4,041.90 per annum May qualify for 100% relief. Prospective tenants are advised to verify with Worthing Council
Rateable Value	£8,100
VAT	Applicable. All sums subject to Vat
Estate Charge	£590.88 per annum Currently billed at £147.72 + vat per quarter
EPC Rating	Property graded as C-D (69c)

Viewing & Further Information

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