



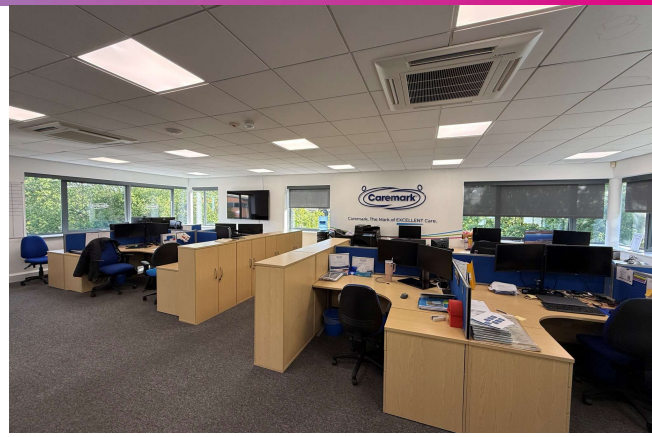
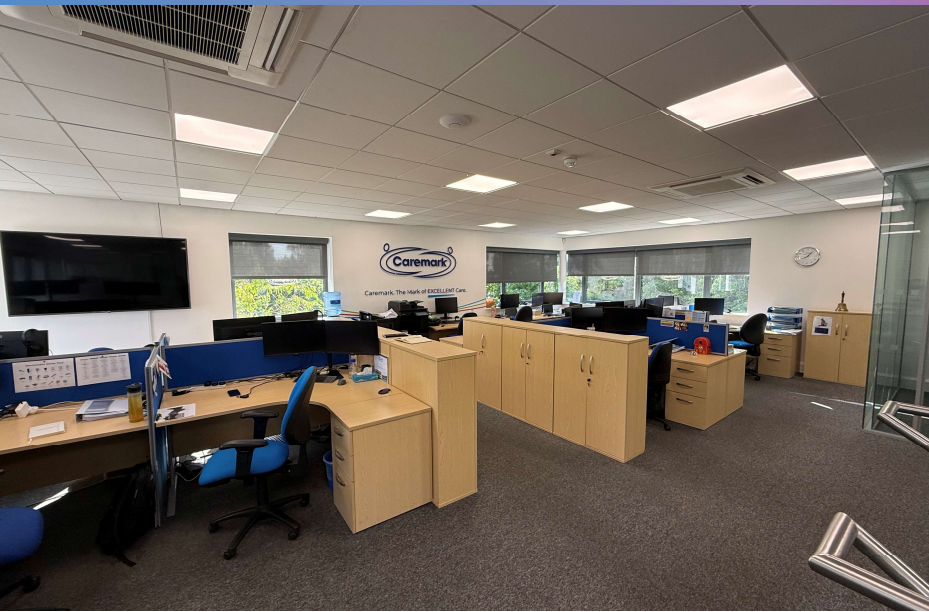
OFFICE / INVESTMENT

2,496 Sq Ft
(232 Sq M)

**OIEO £480,000 or
£40,000 PER ANNUM**

Superbly Presented
Ground & First Floor
Office Building with
Parking on Prestigious
West Sussex Office
Development

- + Purpose Built Ground & First Floor Office Building on Premier Worthing Office Development
- + Nearby Occupiers Include Tesco Xtra, David Lloyd & Caffyns Volkswagen
- + 8 Allocated Parking Spaces To Front
- + Presented In Superb Condition - Ready For Immediate Occupation
- + Suit Variety of Commercial Occupiers (stpc)
- + Suit Owner Occupiers / Investors
- + Rare Opportunity - 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 C1 Yeoman Gate comprises a self contained end of terrace office building arranged over ground and first floors. Externally, the property has an attractive fascia clad in red brick & cedar wood and benefits from 8 allocated parking spaces directly in front of the property.

The office accommodation is accessed via secure glazed front door leading to bright & airy office accommodation which is finished to a high standard throughout. The specification includes, carpeting throughout, perimeter trunking with ample data and power sockets, suspended ceilings with integral LED lighting, air conditioning (not tested) & burglar alarm (not tested). The office has a disabled compliant WC at ground floor level with a further WC located on the first floor. At the rear of the ground floor is a small kitchen.

The current occupiers have used a mixture of studwork and glazed partitioning to divide the offices into accommodation suitable for their business needs. This could be left for a new occupier or could be removed to allow for more open plan working accommodation.

This is seen as a superb opportunity to purchase or lease a spacious, versatile and self contained office building with allocated parking located on Worthing's premier office development and viewing is highly recommended.



Accommodation

Ground Floor	SQ FT	SQM
Reception	70	7
Hallway	197	18
Office One	167	15
Office Two	308	29
Office Three	203	19
Kitchen	65	6
Server Room	170	16
First Floor		
Meeting Room	134	12
Open Plan Office	1,100	102
Managers Office	82	8
Total	2,496	232

Terms

The property is available freehold with full vacant possession upon completion.

Alternatively, our client would consider a letting of the entire property on new FR&I Lease Terms which are to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £27,750. Interested parties are asked to contact Adur & Worthing Council to confirm what relief, if any, is applicable to their business.

Estate Service Charge

Each unit within the Yeoman Gate development is liable to contribute towards the estate service charge. Unit C1 currently contributes £2,169 + VAT Per Annum. Further information available upon request.

Anti-Money Laundering

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

Summary

- + **Price** – OIEO £485,000
- + **Rent** - £40,000 Per Annum Exclusive
- + **VAT** – To Be Confirmed
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – To Follow

Viewing & Further Information

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