



**OFFICE / MEDICAL**

971 Sq Ft  
(90 Sq M)

**RENT: £9,850 PER ANNUM**

## Town Centre Second Floor Fully Refurbished Open Plan Office Suite To Let

- + Situated in Heart of Worthing Town Centre  
Close to All Amenities & Seafront
- + Nearby Occupiers Include Pret A Manger,  
H&M, H Samuel, Waterstones & Boots
- + Ready For Immediate Occupation
- + Suit Variety of Office & Medical Occupiers
- + Open Plan Accommodation (Could be split if  
required)
- + New Lease Terms Available
- + Viewing Highly Recommended



## Location

Bath Place is situated off Marine Parade where Worthing's popular pier and seafront promenade can be found and links through to Montague Street where national occupiers include H & M, Marks & Spencers, Pandora, Costa Coffee and Boots are situated. Worthing is a popular seaside town located in West Sussex with a population in excess of 100,000 and is located in between the city of Brighton (11 miles west), the Cathedral of City of Chichester (18 miles east) and 60 miles south of London. Worthing mainline railway station with its regular services along the southcoast and north to the capital can be found approximately 1.25 miles to the north.

## Description

An opportunity to lease a recently refurbished second floor office suite in the heart of Worthing Town Centre.

Accessed via secure entryphone front door from street level the common parts are bright and spacious and benefit from cycle storage, carpeted flooring, electric heating and lighting.

The offices available are situated at second floor level and provide open plan accommodation with separate kitchen area and store / server room. The offices also have 2x WC's. The offices benefit from carpeted flooring, electric heating, entryphone system, double glazed windows, LED lighting and ample electrical / data sockets.

This is seen as an excellent opportunity to lease versatile town centre, good quality office space with relatively low overheads and viewing is highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
Main Office Area	869	81
Kitchen	55	5
Store / Server Room	47	4
<b>Total</b>	<b>971</b>	<b>90</b>

## Terms

The office is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

## Business Rates

The property has recently been converted into offices. The VOA (Valuation Office Agency) have been notified and will be re-assessing the space shortly. Interested parties are asked to take their own advice.

Small Business Rates Relief may be applicable. Please contact Adur & Worthing Council's to discuss.

## Summary

- + **Rent** - £9,850 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party to Pay Their Own
- + **EPC** – C(54)
- + **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

### Jon Justice

01903 251 600 / 07398 163 431  
[jon@justiceandco.co.uk](mailto:jon@justiceandco.co.uk)

### Ria Markwick

01903 251 600 / 07508 326 804  
[ria@justiceandco.co.uk](mailto:ria@justiceandco.co.uk)

### Isla Ford

01903 251 600 / 07376 074 045  
[isla@justiceandco.co.uk](mailto:isla@justiceandco.co.uk)

307-309 Goring Road, Worthing, BN12 4NX  
[www.justiceandco.co.uk](http://www.justiceandco.co.uk)