



GUILDBOURNE HOUSE

CHATSWORTH ROAD
WORTHING \ BN11 1LD

OFFICES TO LET

7,071 - 35,864 SQ FT

NEWLY REFURBISHED OFFICE ACCOMMODATION
IN A PRIME TOWN CENTRE LOCATION

An aerial photograph of a coastal town, likely Brighton, showing a dense urban area with various buildings and a large red-outlined building in the foreground. The sea is visible in the background under a clear blue sky. The red outline highlights a multi-story building with a flat roof and a taller section on the right side.

PRIME TOWN CENTRE LOCATION

WITHIN A 1/2 MILE OF WORTHING STATION

WITHIN A 1/4 MILE OF THE SEAFRONT

PROVIDING SUPERB DUAL ASPECT VIEWS OVER THE COASTLINE AND OUT TOWARDS THE SOUTH DOWNS NATIONAL PARK

EXCELLENT LOCAL AMENITIES

LOCATED ADJACENT TO THE GUILDBOURNE SHOPPING CENTRE AND THE HIGH STREET MULTI-STOREY CAR PARK PROVIDING 440 SPACES

ALL FLOORS SET TO BE FULLY REFURBISHED TOGETHER WITH THE COMMON AREAS AND A NEWLY CONFIGURED ENTRANCE / RECEPTION AREA

LOCATION

Guildbourne House is situated within Worthing town centre, forming part of the shopping centre known as the Guildbourne Centre. The property is approximately 750 metres from Worthing Train station, which provides connections to Portsmouth, approximately 38 miles west, and Brighton, approximately 15 miles east, along with a services to London Gatwick and London Victoria.

The building itself is situated within minutes of prominent town centre areas, such as Montague Street to the south west and Chapel Road and Warwick Street to the West and South. Montague Street plays host to many of the main shops in the town, such as Marks & Spencer, Specsavers, Waterstones and Superdrug. Along with a few notable coffee shops such as Costa and Boston Tea Party. Whereas Warwick Street contains a notable number of eating and drinking establishments.



WAITROSE

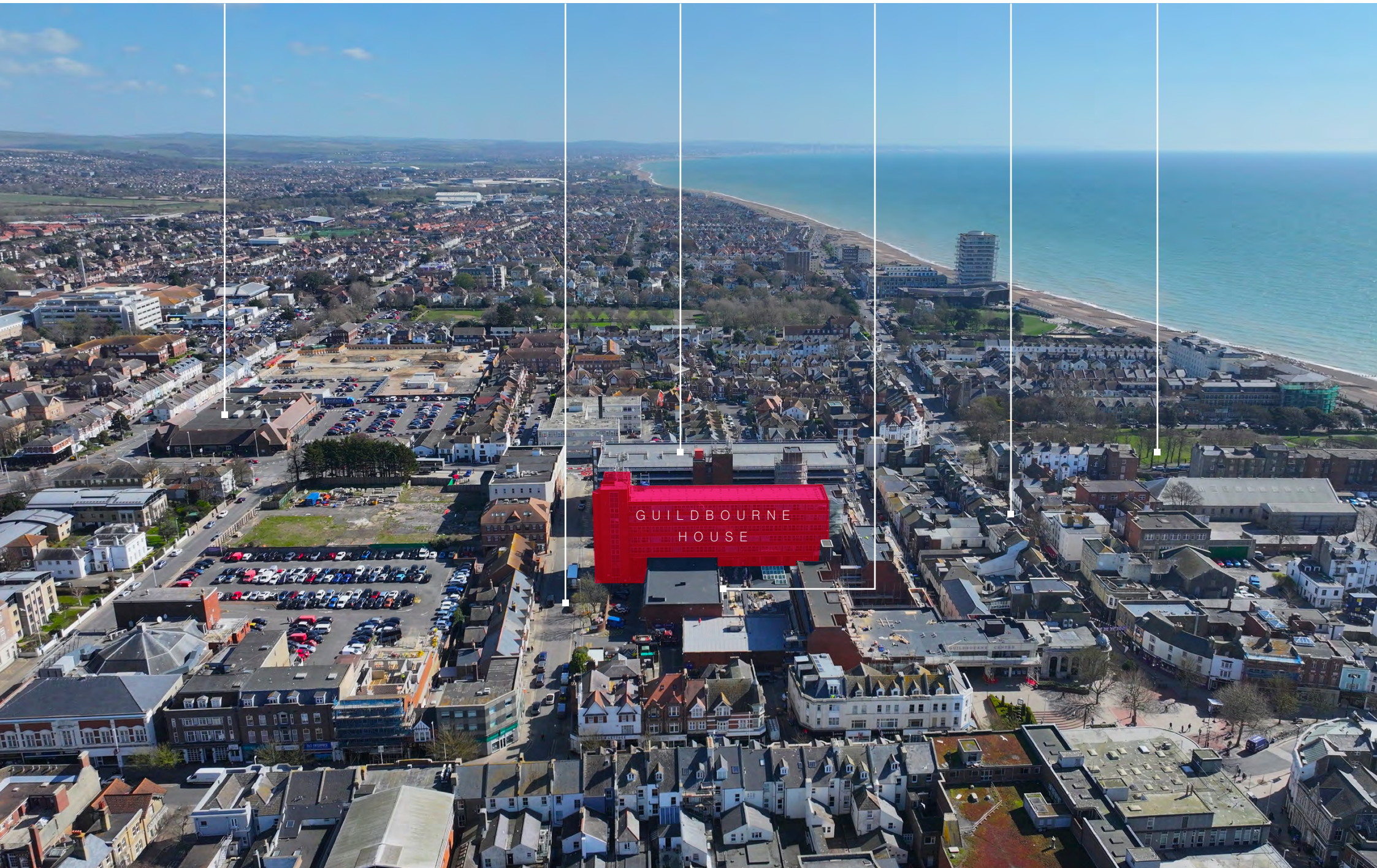
CHATSWORTH
ROAD

CAR PARK
(440 SPACES)

THE GUILDBOURNE
CENTRE

WARWICK
STREET

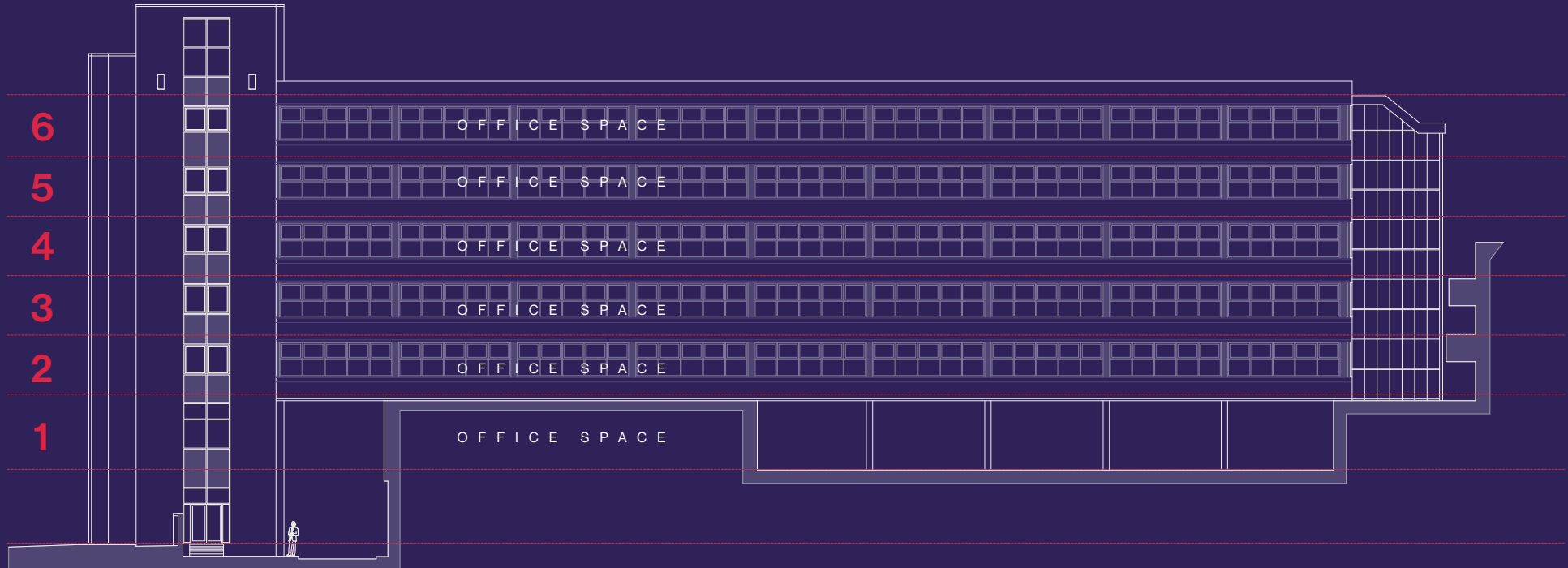
STEYNE
GARDENS



GUILDBOURNE
HOUSE

HOW IT STACKS

THE BREAKDOWN OF SPACE IS AS FOLLOWS...



The property comprises a multi storey self-contained office building, The building sits above the Guildbourne Centre, with office accommodation provided from Floors 2-6.

The primary access is located on Chatsworth Road, with a ground floor reception area. There is also a separate entrance/exit on the southern side of the building in Ann Street.

We are advised that the property has the following approximate Net Internal Areas (NIA):

1ST FLOOR	OFFICES	47 Sq m	510 Sq ft
2ND FLOOR	OFFICES	657 Sq m	7,071 Sq ft
3RD FLOOR	OFFICES	657 Sq m	7,071 Sq ft
4TH FLOOR	OFFICES	657 Sq m	7,071 Sq ft
5TH FLOOR	OFFICES	657 Sq m	7,071 Sq ft
6TH FLOOR	OFFICES	657 Sq m	7,071 Sq ft
TOTAL		3,332 Sq m	35,865 Sq ft

DESCRIPTION

Each of the upper floors at Guildbourne House are set to be comprehensively refurbished to a modern CAT A standard, to include a new HVAC system and LED lighting throughout, together with an overhaul of the common areas, WC & shower facilities, and as well as a newly configured entrance set to comprise a striking double height reception area.



EPC

Once the refurbishment works are complete we anticipate achieving an EPC B rating.

PLANNING

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.



TERMS

The property is available to let by way of a new full repairing and insuring lease for a term and rent to be agreed exclusive of rates, building insurance, service charge, heating, lighting, etc.

Consideration will be given to letting the whole and on a floor by floor basis.

VAT

Rents and prices are quoted exclusive but may be subject to VAT.

LEGAL FEES

Each party to bear their own legal costs incurred.



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