



OFFICE

285 Sq Ft
(26 Sq M)

Rent From: £525 PCM

Well Presented
Second Floor
Serviced Office
Suite on Popular
Goring Road

- + All Inclusive Rents
- + Situated Close To Card Factory, Toby Carvery, Tesco Express, Boots & Costa Coffee
- + Ready For Immediate Occupation
- + Office Would Suit Small 3 or 4 Person Business Looking For Affordable Office Accommodation
- + Secure Door Entry System
- + Low Overheads



Location

The property is situated in the heart of the Goring Road shopping district. It is within easy reach of local amenities and West Worthing train station (approx 1 mile to the north). Worthing is a popular seaside town with a population in excess of 105,000 and is situated between the city of Brighton & Hove (13 miles east) and the Cathedral city of Chichester (18 miles west). Nearby occupiers include Tesco Express, Iceland, Boots & Costa Coffee. Worthing Town Centre with its array of retail, leisure and entertainment outlets are 1.5 miles to the east whilst the popular beach and promenade is within a 10 minute walk to the south.

Description

The premises comprise of a well-presented and well run serviced office building situated in a prominent position of the busy neighbourhood shopping parade on Goring Road. Access to the offices is via ground floor entrance with security entryphone with stairs leading to office accommodation across first and second floor levels with the benefit of well-presented common ways, ladies and gents WC's and shared kitchen. The office suite available is located on the second floor and benefits from carpeting, night storage heating, strip lighting, ample electrical and data points and is available for immediate occupation. The offices are available with the benefit of a brand new flexible licence with rents fully inclusive of electric, heating, water and weekly cleaning of the common parts.

Accommodation

	SQ FT	SQM
Office Six (Second Floor)	285	26
Communal WC	-	-
Communal Kitchen	-	-
Total	285	26

Terms

The premises are available with the benefit of a new 12 month licence. Each letting is subject to a 6 week rental deposit. All rents are inclusive of water rates, heating, lighting, electricity, buildings insurance and weekly cleaning of the common parts. Tenants are responsible for their own telephone lines, broadband, contents insurance and business rates (if any).

Business Rates

It is felt that prospective tenants should be able to claim Small Business Rates Relief but interested parties are asked to contact the local authority prior to committing to any agreement.

Summary

- + **Rent** – £525 Per Calendar Month
- + **VAT** - Not to be charged on the rent
- + **Legal Costs** - Each party to pay their own costs
- + **EPC** – C(60)

Viewing & Further Information

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