

MARSHALL CLARK

C H A R T E R E D S U R V E Y O R S

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TO LET **SERVICED OFFICES** **WITH PARKING**



CPL HOUSE & LYNN HOUSE **IVY ARCH ROAD, WORTHING, BN14 8BX**

VARIETY OF OFFICE SIZES AVAILABLE **TO SUIT 1 TO 5 PEOPLE**

Regulated by RICS

Marshall Clark for itself and for the vendors or lessors of the property give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract. Neither Marshall Clark nor anyone in its employment has any authority to make or give representation or warranty in relation to the property.

LOCATION: The premises are located on the established Ivy Arch Road Estate close to Worthing station and town centre, with easy access to both the A259 and the A27 via the main A24 Broadwater Road.

DESCRIPTION: CPL House is a modern purpose-built office property owned and managed by a local construction company. The office suites are reached via an impressive shared entrance and stairway to first floor foyer. The serviced offices are of varying sizes to suit 1 to 5 people and they are let on an all-inclusive rent basis which includes the following:

- ▶ **Business Rates**
- ▶ **Electricity & Heating**
- ▶ **Buildings Insurance**
- ▶ **Lighting**

First Floor	Office room 1	Suitable for 2/3 persons	£360 per month
First Floor	Office room 5	Suitable for 3/ 4 persons	£500 per month
First Floor	Office room 6	Suitable for 4/6 persons	£720 per month
Second Floor	Office room 1	Suitable for one person	£270 per month

VIEWING By appointment through the landlord's agents:

Marshall Clark
12 Sompting Road
Worthing
BN14 9EP

Contact: Jane Ashworth or Stuart Clark
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