

15

Grafton Road

Worthing

SELF-CONTAINED OFFICES WITH PARKING

LOCATION:

The property is located on Grafton Road which is centrally located in Worthing. The amenities of Worthing Town Centre are in close proximity boasting a range of national and local retail occupiers and there is a plethora of food and drink operators.

The property is well-connected with convenient access to the trunk roads of the A259, and the A27 with Worthing train station being an approximate 10 minute walk to the north.

DESCRIPTION:

The accommodation is arranged as a number of self-contained office suites of varying sizes to the ground and first floors.

To the property there is a communal kitchen, toilets, shower facility available that each of the office suites is able to use.

There is allocated on-site car parking for each of the office suites.

The opportunity is being marketed on an inclusive basis with terms to be negotiated. Items excluded are business rates and utilities. Each tenant is responsible for their own telecommunications.

The various office suites have the approximate Net Internal Area of:

	Unit	Area (m ²)	Area (ft ²)	Asking Rent Per Calendar Month	Asking Rent per annum
AVAILABLE	Office 1	21.42 m ²	231 ft ²	£475 pcm	£5,700 pax
LET	Office 2	19.13 m ²	206 ft ²	£450 pcm	£5,400 pax
LET	Office 3	11.37 m ²	122 ft ²	£325 pcm	£3,900 pax
LET	Office 4	70.96 m ²	764 ft ²	£1,350 pcm	£16,200 pax
LET	Office 5, 5A & 5B	33.47 m ²	360 ft ²	£795 pcm	£9,540 pax

TENURE:

A new inclusive lease available with terms to be negotiated.



15 GRAFTON ROAD, WORTHING, WEST SUSSEX, BN11 1QP

OFFICE SUITES AVAILABLE

Further Information

- VAT:** We understand that VAT at the moment is not payable
- LEGAL COSTS:** Each party to be responsible for their own legal costs
- EPC:** D—83
- RATES:** Will be reassessed and payable by the tenants
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of Heads of Terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.

Communal Kitchen



Office 1



Office 2



Office 3



Office 4



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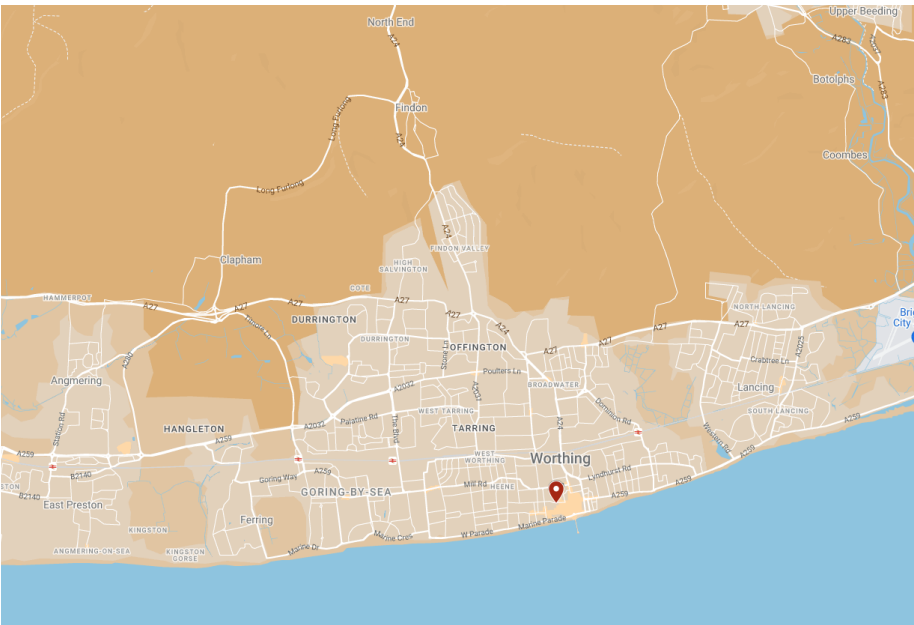
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GUIDE RENT FROM £475 PCM



FOR MORE INFORMATION OR A
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