

FULLY REFURBISHED TOWN CENTRE OFFICES WITH PARKING

574 - 5,357 SQ FT (53.3 - 498 SQ M)

TO LET

**SECOND FLOOR
NOW LET**



**Number 3, Liverpool Gardens
Worthing, West Sussex BN11 1TF**

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
giulianosantoro@astonrose.co.uk

Investment
kenmorgan@astonrose.co.uk

Building Surveying
jamescoulling@astonrose.co.uk

Sales, Lettings & Acquisitions
paulbrierley@astonrose.co.uk

Landlord and Tenant, Rating
johnwilliams@astonrose.co.uk

Valuation
duncanpreston@astonrose.co.uk

Location

Worthing is one of West Sussex's largest and most prosperous towns, with a resident population of over 100,000. The town is a well established and sizeable commercial centre with major occupiers including Southern Water, Aviva, Equiniti Plc and Glaxo Smithkline all having major representation locally.

Number 3 Liverpool Gardens is located in the heart of the town centre's professional and retail district, close to all main facilities including three large car parks, the mainline railway station (5 mins), banks and a main post office. Adjacent occupiers include Thomas Eggar Solicitors and The Gothia Financial Group.

Description

The building comprises offices arranged over ground to second floors with an undercroft private car park.

The accommodation is arranged as open plan with the office floors arranged around a central core. The premises are currently being fully refurbished throughout to create an attractive modern working environment. An upgraded 4 person lift serves all floors, including the car park, and WC accommodation is present in the communal areas, allowing flexible occupancy on a floor by floor basis if required.

The external areas of the building have also been overhauled recently, including the roof and windows.

An adjacent public car park offers overflow parking as required.

The specification includes:

- 12 private secure car spaces
- attractive reception area
- new carpeting
- new suspended ceilings with integral lighting
- perimeter trunking allowing ease of cabling (3m socket spacing)
- upgraded WCs

Floor Areas (Approximate Net Internal)

Ground Floor Main Suite	2,023 sq ft	187.94 sq m
Ground Floor South Suite	574 sq ft	53.33 sq m
First Floor	2,760 sq ft	256.41 sq m
Second Floor	LET	
Total	5,357 sq ft	498 sq m



Terms

The accommodation is offered as a whole **or** on a floor by floor basis. A new full repairing and insuring lease(s) is/are available on terms to be negotiated.

Rent

From £11.50 per sq ft per annum for the whole or £12.00 per sq ft floor by floor. Ground Floor South Suite £7,500 pax. Rent will be exclusive of VAT, business rates, service charge and own running costs. A rent deposit or guarantee may be required dependent on tenant status. Details on request.

Business Rates

As entered on the 2010 Rating List the building has a Rateable Value of £88,500. Rates payable 2011/12 approximately £38,400. Applicants are advised to verify this information with the local rating authority.

Energy Performance Certificate (EPC)

See next page for EPC.

Legal Costs

Each party to pay their own legal costs incurred in the transaction.

Viewing

Strictly by prior appointment with sole agents Aston Rose. Please contact:


Paul Brierley of Aston Rose on 01903 507751
paulbrierley@astonrose.co.uk

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Energy Performance Certificate Non-Domestic Building



3, Liverpool Gardens
WORTHING
BN11 1TF

Certificate Reference Number:
9509-3056-0596-0700-9391

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

65

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	868
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	51.04

Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

58 If typical of the existing stock

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