

TOWN CENTRE OFFICES TO LET

ATTRACTIVE GRADE II LISTED REGENCY OFFICE BUILDING

Suites to let from
370 sq ft to 1,512 sq ft

New lease terms available
by negotiation

Interconnecting office
rooms for flexible working
environment

WC and kitchen facilities

Close to surface and
multi-storey car parks




**5 Liverpool Terrace
Worthing
BN11 1TA**

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

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

 **Valuation**
duncanpreston@astonrose.co.uk

Location

Worthing is a popular seaside town with a population in excess of 100,000. Major employers in the town include Glaxo SmithKline, Southern Water and Inland Revenue.

5 Liverpool Terrace is situated in the heart of Worthing town centre. The area forms part of the business district and is close to all town centre main facilities, including surface and multi-storey car parks. Worthing mainline railway station is within a 5-minute walk.

Description

An attractive Grade II Listed Regency mid-terrace building arranged over five storeys.

Access to the office is by way of the main front entrance, with access also available from the rear of the building at lower ground floor level in Field Row. The office accommodation provides a good clear open plan space and is arranged as inter-connecting front and rear rooms offering a flexible working environment.

Accommodation

(approximate net internal)

Ground Floor (rear)	370 sq ft
First Floor	619 sq ft
Second Floor	523 sq ft
Total	1,512 sq ft

Rent

Ground Floor (rear)	£4,500 pa
First Floor	£8,750 pa
Second Floor	£6,500 pa
Total	£19,750 pa

Tenure

Available to let on new FR&I Lease. Terms to be negotiated and agreed.

Please Note: the freehold sale of the whole building is available (total area 3,581 sq ft) with the benefit of some existing rental income. Offers in excess of £450,000 plus VAT. Further details upon request.

Business Rates

Businesses may be entitled to some small Business Rates Relief. For further details on the business rates please contact Worthing Borough Councils rates department on 01903 221061.

Legal Costs

Each party to bear their own legal costs if incurred.

Further Information

Strictly by appointment through joint sole agents:

Aston Rose
Paul Brierley


01903 507751
paulbrierley@astonrose.co.uk

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