

TO LET

**FLEXIBLE MODERN OFFICE SUITES WITH PARKING
1,305 - 2,869 sq ft (121 - 266 sq m)**

RENT FROM ONLY £14,355 PAX



**SUITES 1A AND 1B CARAVELLE HOUSE
17/19 GORING ROAD
WORTHING BN12 4AP**

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

helenmighall@astonrose.co.uk



Investment

markminchell@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

The Goring Road (A259) is situated approximately 1.5 miles to the west of Worthing town centre. Caravelle House is located within a mixed-use parade of shops and offices close to the junction with Pembroke Avenue. West Worthing Railway Station is within 10 minutes walk and Goring Road is on most major bus routes.

Description

Caravelle House is a purpose built office building arranged over four floors, with access directly off the Goring Road. The common areas and office suites are presented in excellent decorative order having undergone upgrading and full redecoration.

Two suites are currently available, one at first floor and one at second floor level. Both located at the front of the building with each having private parking.

Amenities:

- private parking on-site for 4 vehicles (plus unrestricted on-street parking nearby)
- full carpeting, suspended ceilings and fluorescent lighting
- passenger lift to all floors
- a mix of open plan accommodation and partitioned meeting rooms
- communal wc's/kitchenette
- wall mounted electric heaters
- vertical window Blinds

Agents Note:

Office furniture can be made available by separate arrangement.

Floor Areas (Approximate NIA)

Suite 1a – 1564 sq ft (145 sq m)

Suite 2b – 1305 sq ft (121 sq m)

Terms

Both suites are available by way of assignment of the current leases either combined or individually.

Suite 1a – Expiring 31st May 2013

Suite 2b – Expiring 31st May 2013

Or;

New lease(s) may be granted. Details on request.

Rent

Suite 1a - £17,204 pax

Suite 2b - £14,355 pax

Rents exclusive of VAT, communal service charge and business rates. Rent payable quarterly in advance. A rent deposit/guarantee may be required dependent on tenant status.

Business Rates

Interested parties are advised to contact Worthing Borough Council on 01903 221061 to verify the current rateable value/rates payable for 2010/11.

Legal Costs

Each party to pay their own legal costs incurred.

Viewing

By prior appointment with joint sole agents:

Aston Rose

Paul Brierley on 01903 507751

paulbrierley@astonrose.co.uk

or

Michael Jones and Company 01903 228602

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