

COLUMBIA HOUSE

Columbia Drive, Worthing, West Sussex



OFFICES TO LET

from 130 sq ft (12 sq m) to 3500 sq ft (325 sq m)



COLUMBIA HOUSE

Location

Worthing is located on the Sussex Coast, approximately 10 miles west of Brighton. The town, with a population of 100,000 is an established and prosperous commercial centre with fast direct access to the M25 via the A24 and east/west via the main A27.

Worthing also benefits from direct rail services to London, Gatwick, Brighton and Portsmouth.

Columbia House is located in West Durrington, on the northern edge of Worthing. Consequently it is close to the main arterial routes from the town, A27 and A259.

Description

Columbia House is a landmark five storey purpose built office building which provides flexible offices suitable for a wide range of occupier requirements.

Specifications

- feature marble lined reception area
- comfort cooling
- suspended ceilings with integral Cat II lighting
- full accessed raised floors (150mm void)
- fully carpeted
- 144 on site car parking spaces
- on site cafe
- 24 hour security and access
- meeting rooms on-site for hire
- two passenger lifts

Terms and Availability

Flexible short or long term leases considered.

Rent

Customised packages can be put together to suit individual needs of the tenant. Call us for more information.

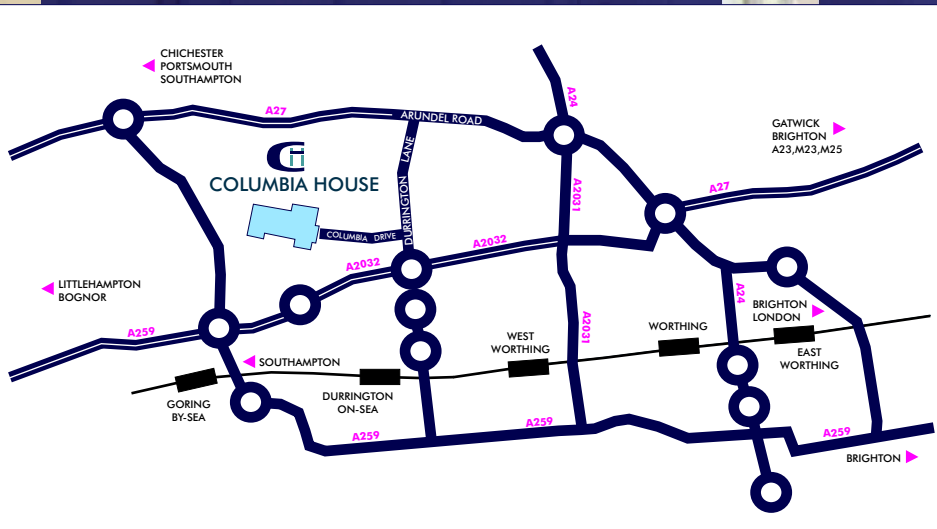
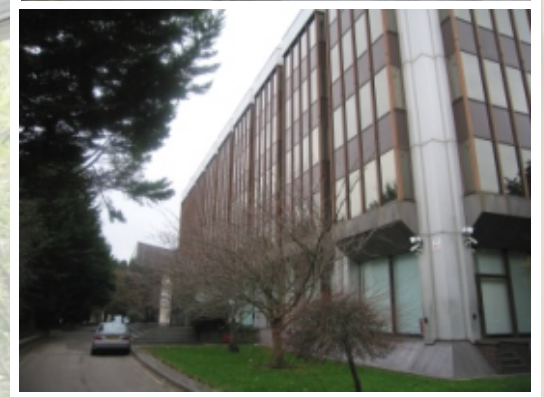
Energy Performance Certificate (EPC)

See next page for EPC - a full report is available on request.

Viewing

For further information or to arrange a viewing, please contact sole agents Aston Rose:

Paul Brierley
01903 507751
paulbrierley@astonrose.co.uk



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Energy Performance Certificate

Non-Domestic Building



Columbia House
Columbia Drive
WORTHING
BN13 3HD

Certificate Reference Number:
0511-3014-0913-0500-3225

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

62

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: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 4467
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

61 If newly built

136 If typical of the existing stock

