

# TO LET

## NEWLY AVAILABLE TOWN CENTRE OFFICE SUITE

ON  
SITE  
PARKING  
FOR 5 CARS



**SOUTHFIELD**  
HOUSE

11 LIVERPOOL GARDENS  
WORTHING BN11 1RY

1,928 SQ FT (179 SQ M)

COMPETITIVE RENT  
PACKAGES  
AVAILABLE

[WWW.OFFICESINWORTHING.CO.UK](http://WWW.OFFICESINWORTHING.CO.UK)

## LOCATION

Worthing is one of the largest and most prosperous towns in West Sussex with a resident population in excess of 100,000.

The town is well located in terms of road communications, situated on the A27 coastal trunk road at its junction with the A24, which provides access to Horsham, Gatwick Airport and London.

Worthing Central Station, less than a 10 minute walk from the property, provides local and regional services to Gatwick and London Victoria.

Southfield House is located in the heart of Worthing's business district, occupying a prominent position close to Montague Street and the Montague Centre shopping areas, within easy reach of the town's main facilities.

## DESCRIPTION

Southfield House is a purpose-built office building comprising 20,000 sq ft, arranged over five floors.

The building and common parts have recently undergone major refurbishment, including powder coated aluminum windows throughout.

The property provides some of the best specified office accommodation currently available in the town. The WCs in the building are brand new and include an additional toilet on the ground floor which complies fully with disability legislation.

The available suite is on the 2nd floor and offers mainly open plan accommodation with two private offices/meeting rooms. The suite benefits from excellent natural light.

### The suite comprises

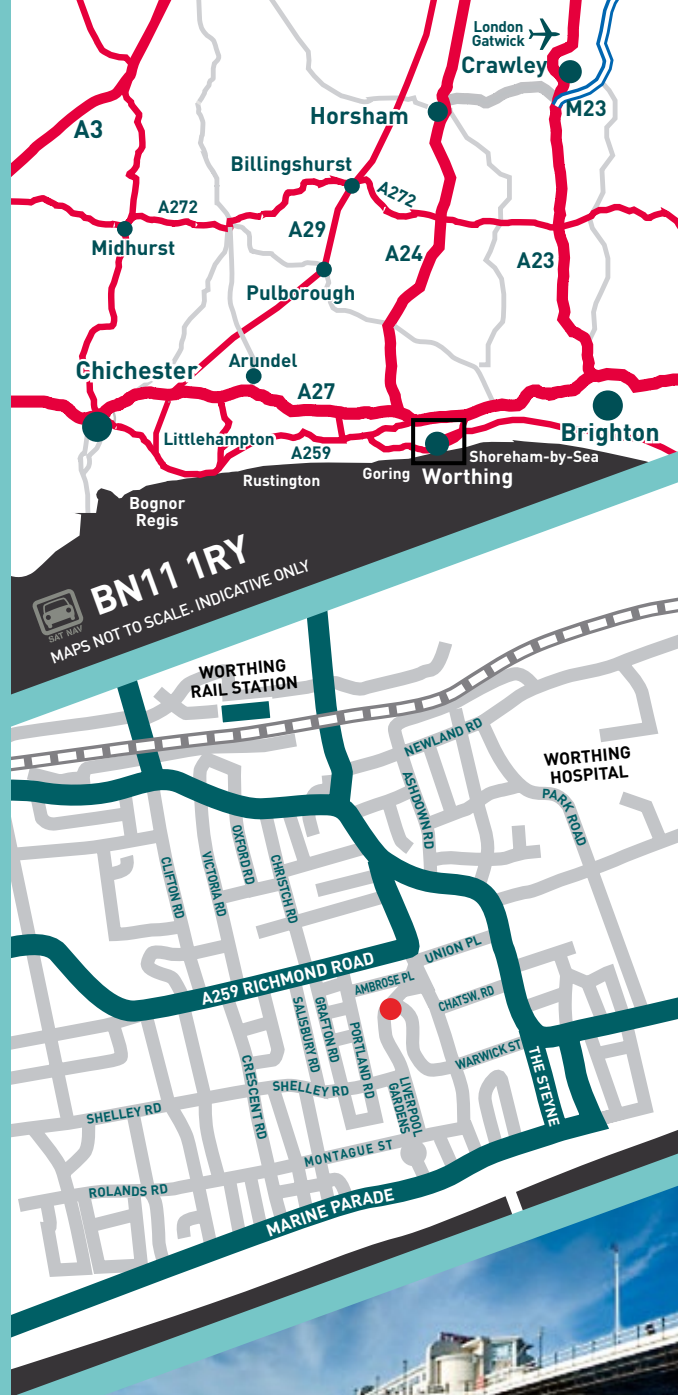
- 5 allocated car spaces
- Security door entry system
- Perimeter trunking
- Full carpeting
- Suspended ceiling with integral lighting

## FLOOR AREA

Approximately 1,928 sq ft (179 sq m) net Internal Area.

## TERMS

A new lease for a term to be negotiated.



## RENT

A competitive £22,175 per annum exclusive of vat, business rates, service charge and other outgoings. A rent deposit/guarantor maybe required dependent on tenant status.

## ENERGY PERFORMANCE

A current EPC is available for inspection.

## Further information is available from the agent



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