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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

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# OFFICE SUITES

## 663 ft<sup>2</sup> + 878 ft<sup>2</sup> / 62 + 82 m<sup>2</sup> - TO LET



### 2ND FLOOR REAR & 3RD FLOOR FRONT, 7 CHAPEL ROAD, WORTHING, BN11 1EG

Situated in the commercial heart of Worthing within the central retail/commercial area, immediately opposite the Guildbourne Centre and within close walking distance of the seafront and pier (see location plan overleaf). Bus and taxi services pass the front of the building, and there are public car parks immediately adjacent. Worthing station is within easy walking distance to the north.

The second floor suite is arranged as two large intercommunicating open plan rooms, whilst the third floor is one large room partitioned into three areas plus kitchen. Generally, the suites have the benefit of night storage heaters, carpeting and lighting. The building has a passenger lift with shared WCs in the communal areas. Other occupiers of the building include The Chelsea Building Society, Worthing Town Centre Initiative, Panache Recruitment and a dental surgery.

**Second Floor Rear:** 2 inter-communicating Offices in all **878 ft<sup>2</sup>/ 81.56 m<sup>2</sup>**

**Third Floor Front:** 3 offices, open area plus kitchen in all **663 ft<sup>2</sup>/ 61.59m<sup>2</sup>**

Rateable Values: Second Floor Rear £5,500 (Draft 2017 Rateable Value: £5,800)

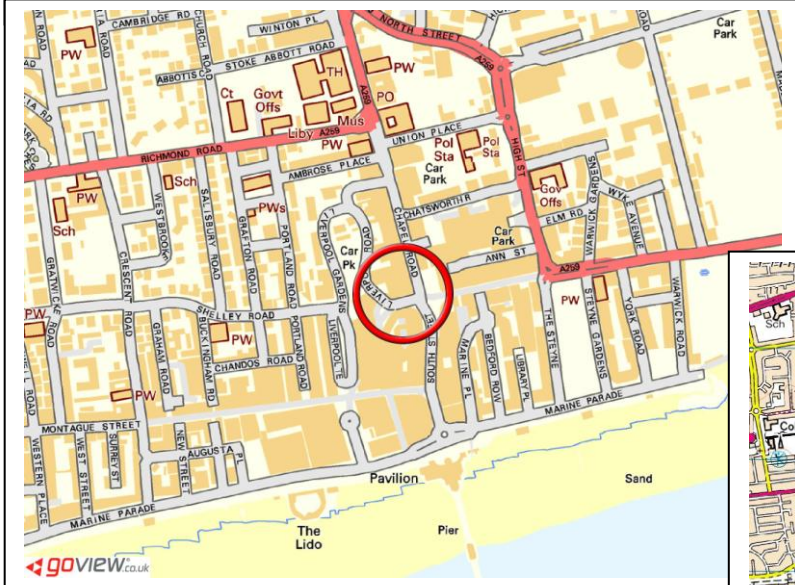
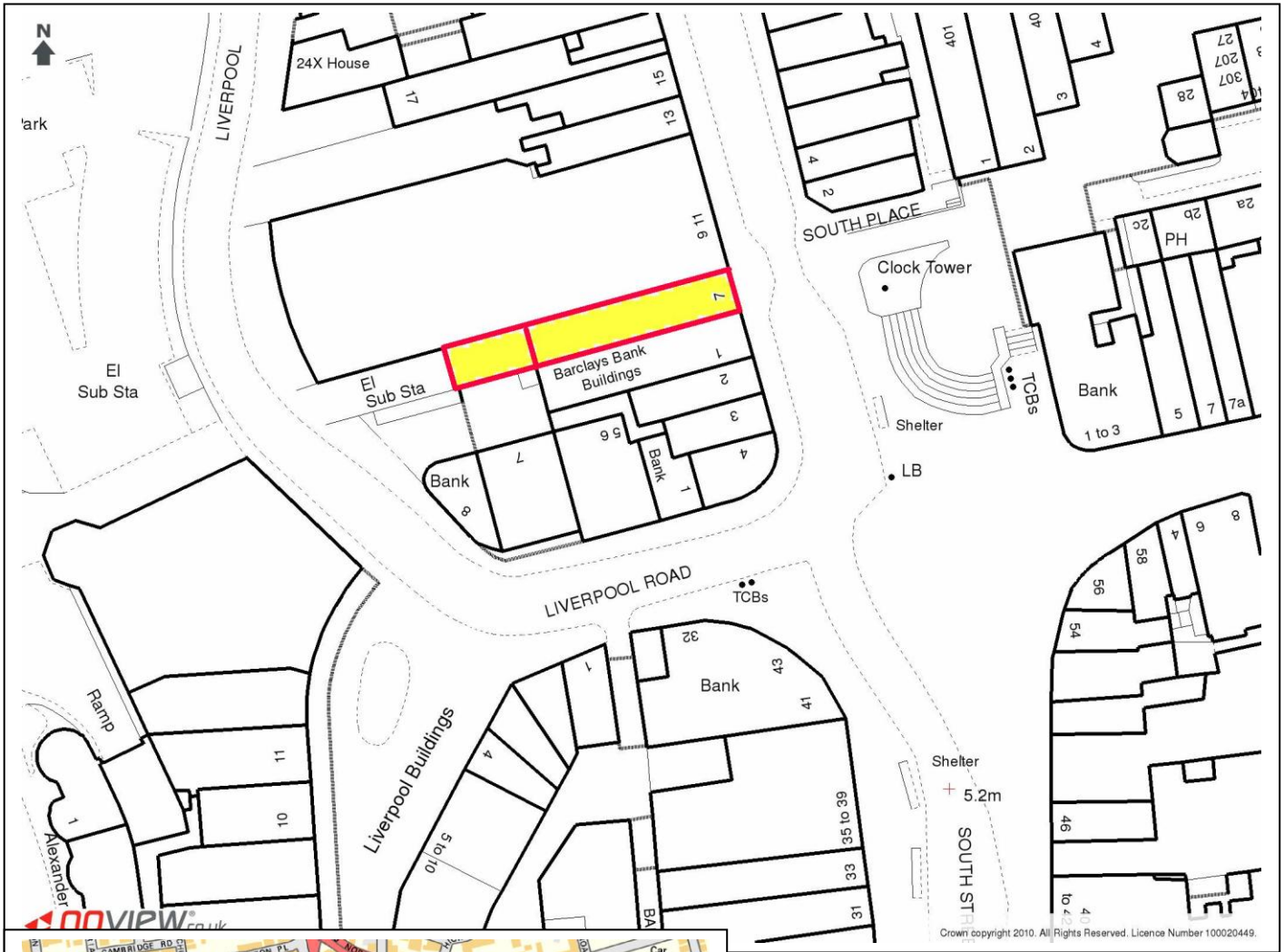
Third Floor Front £4,050 (Draft 2017 Rateable Value: £4,300)

All measurements are approximate

Services Not Tested

The suites are **TO LET** on new leases for terms to be agreed. Offers of rent are invited in the region of **£5,000 per annum** exclusive for the Third Floor; and **£6,500 per annum** exclusive for the Second Floor.

Viewing by appointment with SOLE LETTING AGENTS, **GRAVES SON & PILCHER LLP**



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

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# Energy Performance Certificate

Non-Domestic Building



1ST, 2ND & 3RD FLOORS

7 Chapel Road

WORTHING

BN11 1EG

Certificate Reference Number:

9860-3079-0626-0102-0975

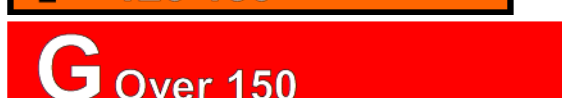
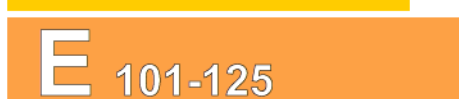
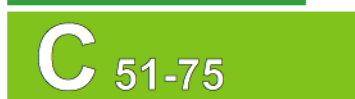
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ **148** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	636
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	83.4

### Benchmarks

Buildings similar to this one could have ratings as follows:

**30** If newly built

**80** If typical of the existing stock