



**GRAVES  
SON &  
PILCHER**

To Let



## Affordable First Floor Office with Parking To Let

**32 Teville Road**  
Worthing, BN11 1UG

Office

**TO LET**

**368 to 762 sq ft**  
(34.19 to 70.79 sq m)

- First floor offices available with immediate occupation
- Central location near to town centre and railway station
- Parking available
- Good condition throughout
- Available as a whole or individual office suites

# 32 Teville Road, Worthing, BN11 1UG

## Summary

Available Size	368 to 762 sq ft
Rent	£2,900 - £6,800 per annum
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The offices are situated at first floor level and are approached via street access from Teville Road. The offices are available individually or as a whole, with one parking space per office suite.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
1st - Front Office	368	34.19	£3,900 /annum
1st - Rear Office	394	36.60	£2,900 /annum
<b>Total</b>	<b>762</b>	<b>70.79</b>	

## Location

The premises are situated in a busy location close to Worthing Town Centre and Teville Gate shopping complex as well as the Co-op supermarket. Worthing Railway Station is less than ¼ mile distance and there is good access to the regional road network via the nearby A27.

## Service Charge

Please note that a service charge is payable, details available upon request. Tenants to pay their own electricity costs for the office suites.

## Rateable Value

£2,075 for the rear office and £4,300 for the front office. The property may be eligible for 100% Business Relief, prospective tenants are advised to contact Worthing District Council for details.

## EPC

First floor front offices: E

First floor rear offices: D



## Viewing & Further Information



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