

# TOWN CENTRE OFFICE SUITE

795 ft<sup>2</sup> / 73 m<sup>2</sup> + PARKING SPACE

# TO LET



## GROUND FLOOR EAST SUITE

## 3 LIVERPOOL GARDENS, WORTHING BN11 1TF



# GRAVES SON & PILCHER

01273 321 123

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## Location

Situated in Worthing town centre, close to shopping facilities, the railway station, sea front, car parks and numerous bus services. The town hosts a number of major office occupiers, including Southern Water, The Environment Agency and HMRC. Retailers include Marks & Spencer, H&M, Boots and Debenhams.

## Description

The open plan office suite is located on the ground floor of a high quality office building, with the additional benefit of allocated onsite car parking within the undercroft area. The suite is newly decorated, and benefits from carpeting, suspended ceiling, improved lighting, perimeter trunking and private kitchenette.

Features of the building include a four person passenger lift and separate male and female WCs on each floor. The suite is accessed via a communal stairwell or via the lift, which serves all floors and the car park. The suite has the benefit of one allocated car parking space.

<b>Ground Floor East Suite</b>	795 ft <sup>2</sup>	73 m <sup>2</sup>
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## Terms

The suite is **TO LET** on a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of **£12,500 per annum**, exclusive, subject to rent reviews at appropriate intervals. The rental will be exclusive of VAT, business rates, building service charge and any other outgoings. The service charge for this suite is currently in the region of £5,100 + VAT per annum (further details on request). The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

**Rateable Value** £7,600

**EPC Rating** available on request

amenities and services not tested  
measurements are approximate and net internal

Viewing by appointment with joint letting agent **Graves Son & Pilcher LLP**



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