

MODERN OFFICE SUITE

2,760 ft² / 256 m² + PARKING

TO LET



FIRST FLOOR SUITE

3 LIVERPOOL GARDENS, WORTHING BN11 1TF



GRAVES SON & PILCHER

01273 321 123

GSP.UK.COM

Location

Worthing is a large town with convenient access to Brighton and transport links to the wider region including Crawley, Gatwick, Horsham and London. 3 Liverpool Gardens is situated in the town centre and forms part of the central business district. There are shopping facilities close by, along with coffee shops, restaurants, leisure amenities, the seafront, the railway station, car parks and extensive bus services. The town hosts a number of office occupiers including Southern Water, HMRC and the Environment Agency. Retailers include Marks & Spencer, Waitrose, H&M and Boots.

Description

This open plan modern office suite has a triple aspect with good natural light and forms the first floor of a high quality well maintained building. The suite will be newly decorated, and benefits from carpeting, suspended ceiling with recessed lighting, perimeter trunking, heating and kitchen point. Features of the building include a passenger lift (to all floors including car park), separate male and female WCs on each floor and allocated car parking in the undercroft area (barrier entry with access control system).

First Floor Suite	Open plan area	2,760 ft ²	256 m ²
--------------------------	----------------	-----------------------	--------------------

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 **£34,500 per annum**, exclusive, subject to rent reviews at appropriate intervals. The rental will be exclusive of VAT, business rates, building service charge, building insurance premium and any other outgoings. The service charge for this suite is currently in the region of £6,983.92 + VAT per quarter (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 £31,250

EPC Rating D-84 (provisional)

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



01273 321123

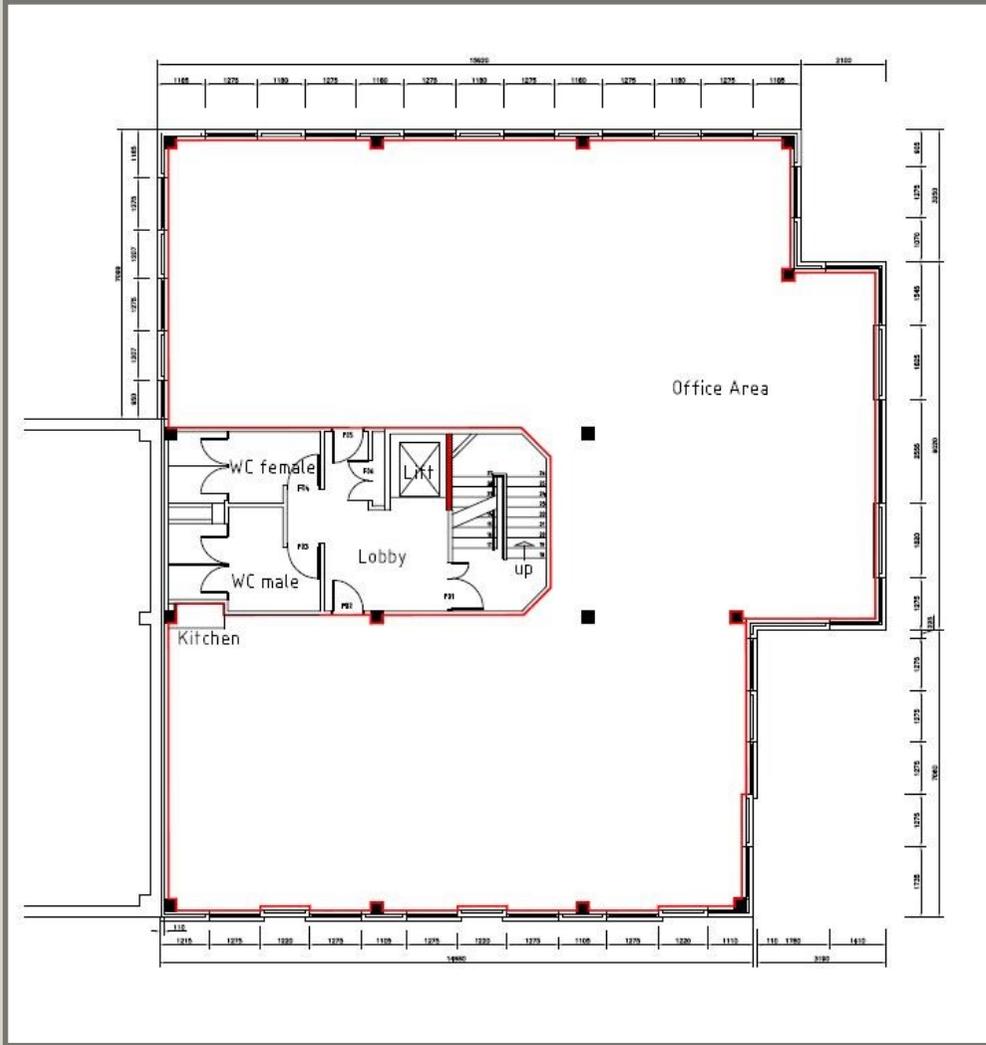
www.gsp.uk.com



amenities and services not tested
measurements are approximate and net internal

Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.





01273 321123

www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.