

Suite 3a, 3<sup>rd</sup> Floor Caravelle House  
17-19 Goring Road, Worthing, West Sussex,  
BN12 4AP



**OFFICE**

815 Sq Ft  
(75 Sq M)

**RENT: £8,250 Per Annum**

3<sup>rd</sup> Floor Self  
Contained Office  
Suite with  
Allocated Parking &  
Downs Views

- + UNDER REFURBISHMENT
- + Situated in Popular Goring Road with Nearby Occupiers Including Costa Coffee, Boots, Tesco Express, Card Factory & Toby Carvery
- + Well Presented Office Building with Excellent Communal Facilities
- + 2x Allocated Parking Spaces. Lift Access To All Floors
- + Potential to Lease Entire Floor (1,750 Sq Ft) If Required
- + New Lease Terms Available



## Location

Worthing itself is one of the largest towns in West Sussex having a population in excess of 100,000. The property is situated on the popular Goring Road shopping parade less than 1 mile to the west of Worthing town centre. Other occupiers within the area include Boots, Vision Express, Iceland, Co-Op & Tesco Express. West Worthing railway station with its services to London and along the coast is situated 1/4 mile away whilst the popular beach and promenade is less than 1/4 mile to the south. Worthing is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

## Description

An opportunity to lease a refurbished 3rd floor self contained office suite with attractive views out towards the Sussex downs. Caravelle House is a purpose built office building with superb communal areas and allocated parking in a private rear car park. The office block can be accessed via secure entryphone system with communal stairs and passenger lift leading to all floors. Each floor benefits from communal WC facilities.

The subject offices are located on the 3rd floor and are currently under full refurbishment. Once the works are concluded the suite will be presented in superb open plan condition with suspended ceiling with inset LED lighting, new carpeting, perimeter trunking with data cabling and ample electrical sockets, electric heating and will be ready for immediate tenant fit out.

## Accommodation

Floor / Name	SQ FT	SQM
3 <sup>rd</sup> Floor Offices	778	72
Shared Kitchen	37	3
<b>Total</b>	<b>815</b>	<b>94</b>

## Terms

The office suite is available on new effective FR&I Lease Terms to be negotiated and agreed between the parties.

Justice & Co are also marketing Suite 3B (1,011 Sq Ft) which could be available alongside this office suite if required. Further details are available upon request.

## Business Rates

According to the VOA (Valuation Office Agency) the Rateable Value is £9,800. It is therefore felt that Tenants, subject to status, may be eligible for 100% small business rates relief. Interested parties are asked to contact Adur & Worthing Borough Council on 01903 221061 to confirm what relief may be applicable to their business.

## Summary

- + **Rent** - £8,250 Per Annum Exclusive
- + **VAT** - To Be Charged On The Rent
- + **Service Charge** - £5,442.44
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - D(89)

## Viewing & Further Information

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