

# MODERN OFFICE SUITE

2,760 ft<sup>2</sup> / 256 m<sup>2</sup> + PARKING

# TO LET



## FIRST FLOOR SUITE

### 3 LIVERPOOL GARDENS, WORTHING BN11 1TF



# GRAVES SON & PILCHER

01273 321 123

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## 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 under croft area (barrier entry with access control system).

<b>First Floor Suite</b>	Open plan area	2,760 ft <sup>2</sup>	256 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 **£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**



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amenities and services not tested  
measurements are approximate and net internal

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