



## **MEDICAL/HEALTHCARE OFFICES TO LET**

2-6 Buckingham Road, Worthing, West Sussex, BN11 1TH

**DESCRIPTION:**

The premises comprise a suite of well-presented serviced Medical/Healthcare Offices available on flexible terms with inclusive rents.

The offices are all situated at ground floor level and the building benefits from reception services, well presented common ways and waiting areas, WCs, staff lockers and shared kitchen facilities. There is also a large meeting/training room which is available to book on an ad-hoc basis at £60 per half day.

The offices, which are presented in excellent condition, are considered suitable for a variety of different occupiers and are available with the benefit of a flexible terms with rents fully inclusive of reception service, electric, heating, water and cleaning.

Viewing is strongly recommended.

**LOCATION:**

Worthing is the largest town in West Sussex. Located on the coast approximately 10 miles west of Brighton and 13 miles east of Chichester. Worthing has a resident urban population of approximately 100,000 people and a population of around 500,000 within a 13 mile catchment area.

The premises are situated within the heart of the Town Centre, just off the main pedestrianised shopping precinct of Montague Street and immediately opposite the Buckingham Road multi-storey car park. The location benefits from all the usual Town Centre facilities and amenities and has good public transport links to the surrounding areas.

**AVAILABLE ACCOMMODATION:****FRONT OFFICE SOUTH - RENT: £325 pcm**

Maximum overall depth 11'11

Maximum overall width 11'9

**Gross Internal Area 140 SQ FT**

**FRONT OFFICE NORTH - RENT: £375 pcm**

Maximum overall depth 13'9

Maximum overall width 11'9

**Gross Internal Area 160 SQ FT**

**MIDDLE OFFICE - RENT: £425 pcm**

Maximum overall depth 16'8

Maximum overall width 12'3

**Gross Internal Area 185 SQ FT**

**REAR OFFICE 1 - RENT: £225 pcm**

Maximum overall depth 9'5

Maximum overall width 9'5

**Gross Internal Area 88 SQ FT**

**REAR OFFICE 2 - RENT: £225 pcm**

Maximum overall depth 9'5

Maximum overall width 9'5

**Gross Internal Area 88 SQ FT**



More information:  
01903 234343  
[www.sprattandson.co.uk](http://www.sprattandson.co.uk)



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**TERMS:**

Each office spaces are available with the benefit of new licence agreements from a minimum term of six months. Lettings are subject to a six week rent deposit and satisfactory references.

All rents are inclusive of reception service, electric, heating, water and cleaning.

Tenants are to be responsible for their own telephone lines, broadband, Business Rates, contents insurance and professional indemnity insurance to a minimum of £1,000,000.

**LEGAL FEES:**

Both parties to be responsible for their own legal costs.

**VIEWING:**

As the building is currently occupied by other users, viewing is strictly by prior appointment with Spratt & Son.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Asset Rating for the office is C. Copies of the EPC and Recommendation Report are available upon request.

We have included in these particulars details of services and fittings we have seen within the property.

Unfortunately we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective purchasers are strongly advised to obtain their own independent report on these matters.

Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property.

It is recommended that applicants should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.



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