

**Unit 1&2 Wiston House Worthing BN14 7QL**

**TO LET £14,000 PAX**



Ground Floor Office    4 Parking Spaces

**T:01903 234343**  
**www:sprattandson.co.uk**  
**info@sprattandson.co.uk**



estate agents and chartered surveyors



## LOCATION

The premises is situated within Worthing, and is a short distance of Worthing railway station. The property is easily accessible via South Farm Road, with good links into Worthing town centre and surrounding areas.

## DESCRIPTION

An excellent opportunity to occupy a Class E premises which is suitable for office usage. The premises features two large office areas, with partitioned private offices which can be removed if needed, two WC's and a kitchen area.

The premises also benefits from 4 allocated, off street parking spaces.

## LEASE

The premises are available with the benefit of a new effective full repairing and insuring lease on terms to be agreed.

## RENT

£14,000 per annum

## VAT

We are advised that VAT is not payable



## VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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## ACCOMMODATION

Office area: **906 sq ft**

Kitchen: **24 sq ft**

Total: **930 sq ft**

Storage areas

Two WCs

4 Parking spaces

## EPC

**RATING: C 64**

**Certificate No: 5532-2805-2126-5470-3191**

Copies of the EPC's and Recommendation Reports are available upon request.

## BUSINESS RATES

Rateable Value: £10,000

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief, for further details please contact Worthing Borough Councils rates department on 01903 221061.



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