

32 New Broadway, Tarring Road Worthing BN11 4HP

TO LET £5,000 PAX



First Floor Office

442.59 sq ft EPC: E

T:01903 234343

[www:sprattandson.co.uk](http://www.sprattandson.co.uk)

info@sprattandson.co.uk



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LOCATION

The office is located in an old established commercial area of Worthing with numerous types of nearby occupiers, located within walking distance to West Worthing train station (0.2 miles)

Worthing is the largest town in West Sussex, located on the coast between Brighton and Chichester.

DESCRIPTION

Useful suite of offices on the first floor of the building with separate access a kitchenette and WC.

RENT

Asking rent of £5,000 per annum exclusive.

LEASE

A new effective full repairing and insuring lease available on terms to be agreed.

LEGAL FEES

Each side are responsible for their own legal costs

EPC RATING E 104

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



VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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ACCOMODATION

First Floor

FIRST FLOOR OFFICE 1	269.38 sq ft
FIRST FLOOR OFFICE 2	211.11 sq ft
KITCHEN	
WCs	
APPROXIMATE FF AREA	442.59 sq ft



BUSINESS RATES

Rateable Value: £3,450

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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