



Second Floor, 1 Aldsworth Parade  
Worthing, West Sussex BN12 4TX

**TO LET**

## WELL PRESENTED OFFICE ACCOMMODATION WITH PARKING

Size - 142.3 sq m (1,532 sq ft)

### Key Features:

- Well located close to Worthing and A27
- Five minute walk from Goring train station
- Open plan office space
- Private WC's for each floor
- Onsite parking for five cars
- Close to local amenities
- Available on new EFRI lease
- Rent £20,750 pax





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## Location

Goring-by-Sea is a suburb of Worthing and lies some 2.5 miles west of the town centre. Worthing is a popular south coast resort town located approximately 11 miles west of Brighton and 20 miles south of Horsham. It is well connected by road being at the junction of the A27 coast road and the A24.

Goring-by-sea train station is a short distance away, which provides services to Brighton, Portsmouth and London.

## Accommodation

The accommodation comprises an open planned self-contained office premises located on the second floor, with kitchen, WC's and onsite parking five cars.

The property has an approximate Net Internal Area (NIA) of 142.3 sq m (1,532 sq ft).

## EPC

We understand the property to have an EPC rating of E (120).

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £20,750, per annum exclusive.

There will be a service charge for the internal common parts and external parts of the building.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Business Rates

To be re-assessed.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

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## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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