



TO LET

1st Floor
1 Liverpool Gardens, Worthing, West Sussex, BN11 1TF



Key Features

- Currently arranged as a self-contained first floor suite
- Can be subdivided into two or three separate suites as per the floor plan
- Private meeting rooms / offices
- LED lighting
- Secure entry system
- Passenger lift access
- Allocated parking (10 spaces)
- Kitchen & WC facilities



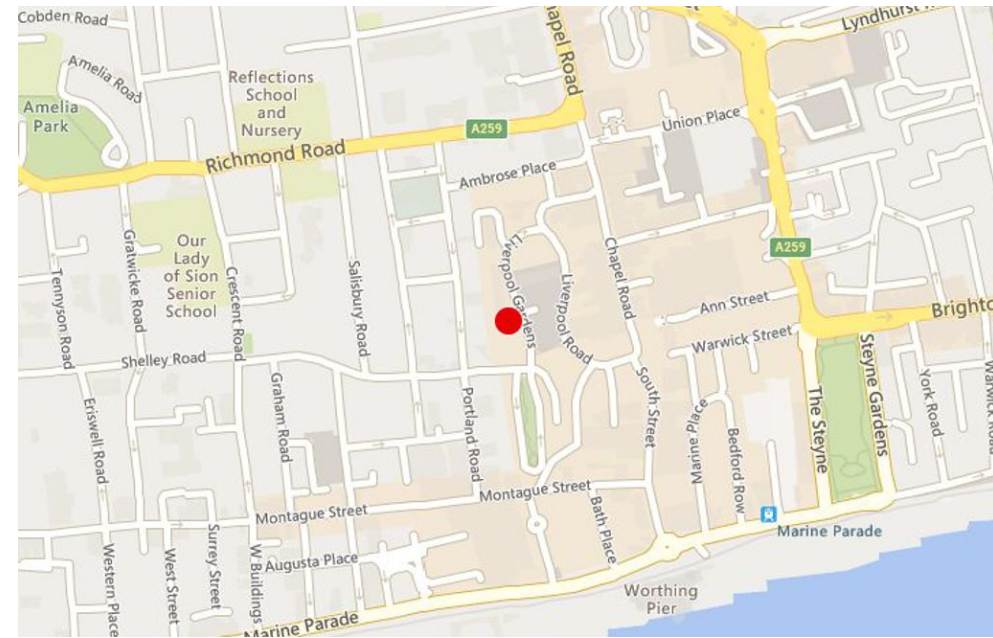


Location & Situation

The property is situated at the junction of Liverpool Gardens and Shelley Road in the heart of Worthing town centre. The property is situated within a short walk of Montague Street, the town's principal retail thoroughfare, together with a wide range of cafés, restaurants and local amenities.

Worthing railway station is approximately a 10-minute walk to the north, providing regular services to Brighton, Gatwick Airport and London Victoria. The A24 and A27 are also readily accessible, offering convenient road links to Brighton, Chichester and the wider South East.

The surrounding area comprises a mix of office, professional and residential occupiers, together with established commercial uses.





Description & Accommodation

1 Liverpool Gardens is purpose built town centre mixed-use building, offering refurbished workspace within walking distance of Worthing railway station and the town's principal retail amenities.

The floor benefits from good levels of natural light and is well suited to occupiers seeking a flexible layout that can accommodate both collaborative open plan working and more private meeting or management areas.

Specification

- Entire self-contained first floor suite (can be subdivided)
- Predominantly open plan accommodation
- Range of meeting rooms / private offices
- Suspended ceiling incorporating LED lighting
- Carpet tile flooring throughout
- Perimeter trunking
- Secure entry system
- Passenger lift access
- Kitchen facilities
- Male & female WCs
- 10 allocated on-site parking spaces

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M	Status
First Floor, North Suite	2,188	203.27	Lease Available
First Floor, South West Suite	1,887	175.3	Lease Available
First Floor, South East Suite	1,919	178.28	Lease Available
Total	5,994	556.84	





Rateable Value

Rateable Value (2026): £65,500

Occupiers will pay approximately 48% of this per annum.

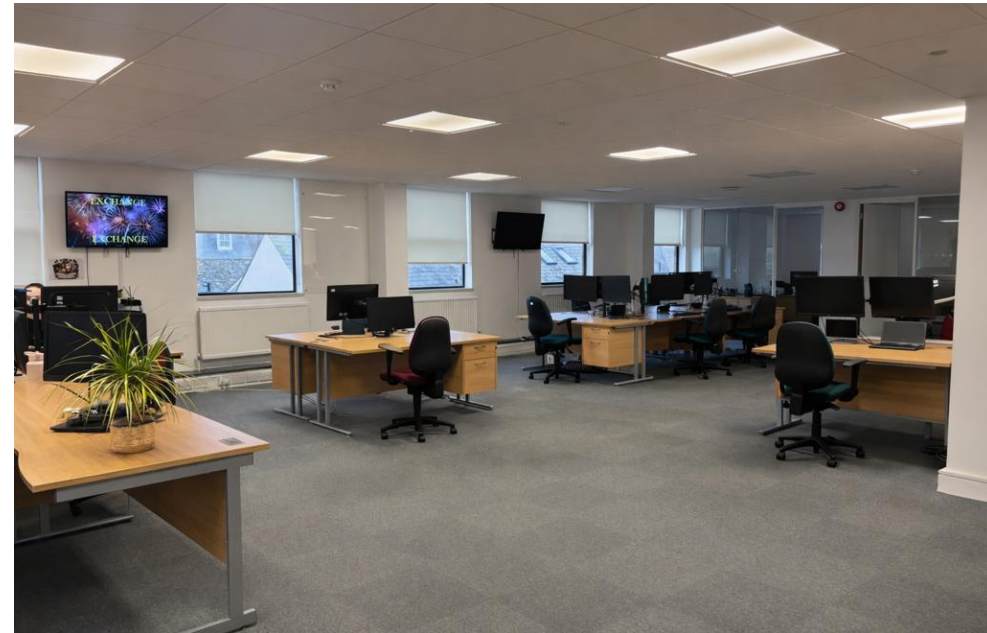
EPC

We understand the property has an EPC rating of C (69) (expiry date - 13/02/2027).

Planning

We 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.





FLOOR PLAN For identification purposes only.



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Terms

Our client holds a 10-year effective full repairing and insuring lease of the premises, expiring on 23rd June 2027. The current passing rent is £73,000 (12.17 psf) per annum exclusive.

The accommodation is available either as a whole or in part, by way of sub-lease or assignment of the existing lease.

Alternatively, a new lease may be available direct from the landlord, subject to covenant and agreed terms.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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



Further Information

Please contact the sole agents Flude Property Consultants:

Nick Martin
n.martin@flude.com
01273 740381

Ed Deslandes
e.deslandes@flude.com
07854883927

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8 June 2026

