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TO LET

SECOND FLOOR OFFICE – 1,527 SQ FT (141.86 SQ M)

2nd Floor Chatsworth House, 39 Chatsworth Road, Worthing, BN11 1LY

DESCRIPTION

The premises are located on the 2nd floor of this purpose built office building and benefit from being largely open planned. Access is via a shared staircase which leads to the upper floors, along with an internal passenger lift. Access is permitted through an entry control system. The offices further benefit from suspended ceiling with inset LED lighting, perimeter trunking, carpeting throughout, electric heating and double glazing. Also included is a kitchenette nearby to the entrance of the suite, along with male and female WCs.

LOCATION

Worthing is the largest town in West Sussex and is located approximately 60 miles south of London and 10 miles west of Brighton and Hove. The property occupies a prominent position on the north side of Chatsworth Road, within the centre of Worthing. The town centre shopping facilities are nearby to the south and west which include Montague Street, Chapel Road and the Guildbourne Centre. Public car parks are within easy reach and the mainline railway station is within half a mile. Road communications are good with both the A24 and A27 being in close proximity.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Offices	1,470	136.56
Kitchenette	57	5.3
TOTAL	1,527	141.86

**AMENITIES / OPPORTUNITY**

- LED lighting throughout
- Well presented including new carpeting and redecorated throughout
- Perimeter electric slimline panel heaters
- Entry phone system
- Kitchenette
- Separate ladies and gents WC facilities

RENT

£18,000 PAX.

RATES

April 2023 – Rateable Value - £17,750

SERVICE CHARGE

There is a communal charge for the building, further details are available on request.

VAT

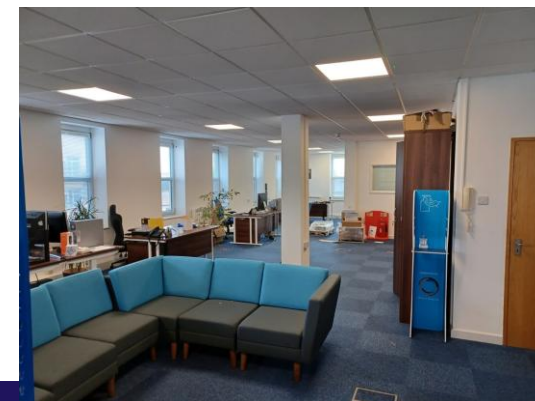
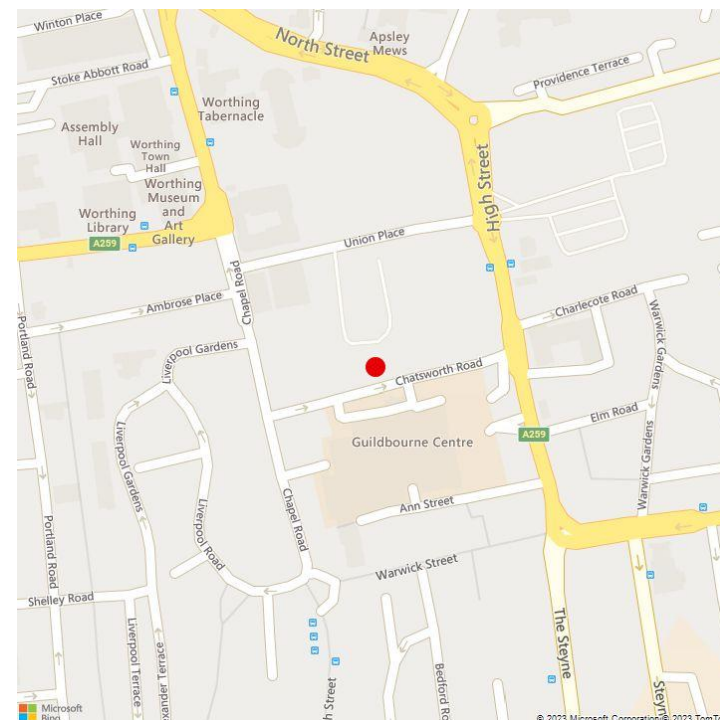
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.

**VIEWINGS – 01903 229200**

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