

TO LET

Planning consent for Offices and
Class F1(a) education and training uses

GF NORTH EAST & GF NORTH WEST **3 LIVERPOOL GARDENS**

WORTHING
WEST SUSSEX, BN11 1TF

794 – 1942 SQ FT
74 - 180 SQ M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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WORTHING, BN11 1TF

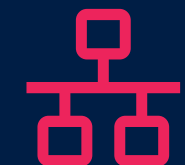
PROPERTY
DETAILS

The accommodation comprises modern, high-quality open-plan office suites presented in Cat A condition, providing incoming occupiers with a flexible space ready for their own fit-out. The suites may also be suitable for Class F1(a) uses, including education and training purposes.

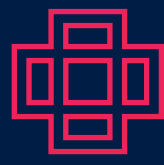
At basement level, the property benefits from an undercroft car park providing allocated parking spaces for occupiers.

The suites are available to let either individually or as a combined accommodation.

SCHEDULE OF ACCOMODATION		
	SQ FT	SQ M
GF NORTH EAST	794	74
GF NORTH WEST	1,148	106
TOTAL	1,942	180



PERIMETER
TRUNKING



OPEN PLAN
FLOOR PLATES



KITCHEN
BREAKOUT
AREAS



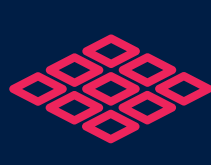
PASSENGER
LIFT



LED
LIGHTING



1 CAR PARKING
SPACE PER
SUITE



SUSPENDED
CEILING



ACCESS
CONTROL
SYSTEM



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PROPERTY
LOCATION

Worthing is the largest town in West Sussex with a population in excess of 100,000. The town benefits from having major occupiers such as Southern Water, Equiniti Plc and GlaxoSmithKline. Liverpool Gardens forms part of one of the main office areas of the Town Centre with it being close to all the main facilities including three large car parks, banks and major retailers such as Marks & Spencer, H&M, and Boots.

Worthing's central mainline railway station is also only a fifteen minute walk to the north.

A27
A23
M25

6 Minutes
18 Minutes
50 Minutes

 SAT NAV: BN11 1TF
///legs.birds.zealous



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FURTHER INFORMATION

TERMS: All leases are effective Full Repairing & Insuring, available on new terms to be negotiated and agreed.

RENT: £14.00 per square feet

GF North East - £11,116 Per Annum exclusive
GF North West - £16,072 Per Annum exclusive
Combined Rent - £27,188 Per Annum exclusive

VAT: VAT will be chargeable on the terms quoted.

RATEABLE VALUE: According to the Valuation Office Agency (VOA), the offices have the following Rateable Values:

GF (NE) Unit 1 - £12,000
GF (NW) Unit 1a - £20,250

Eligible occupiers may benefit from full Business Rates relief under the Small Business Rates Relief scheme, subject to status. For further information, please contact the local Business Rates department on 01903 221061.

SERVICE CHARGE: Please contact the agents for further information.

LEGAL COSTS: Each party to be responsible for their own legal fees.

EPC:
GF North East - D
GF North West - E



CONNECTIONS	Miles	Time
A27	2	6 mins
BRIGHTON	11	30 mins
GATWICK AIRPORT	36	45 mins
LONDON (M25)	42	50 mins
PORTSMOUTH DOCKS	40	1hr
SO'TON DOCKS	52	1hr 10



AGENT DETAILS



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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

OWNED AND MANAGED BY:



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BN16 3PS

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