

£350

Liverpool Gardens

Worthing, BN11 1RY

PROPERTY SUMMARY

We are delighted to offer this 1st floor office in the heart of worthing town centre.

Office 7 has a private entrance with digital fob security. The main office room is a great size over 260 Sq. ft, it has plenty of network and power points, natural lighting with two large sash double windows plus partition ceiling with lighting. Elec heater, additional new one to be installed.

The secondary office is just over 65 Sq foot and also has double glazed sash windows, the room has been sound proofed also and has lockable door. Network and power points. The main entrance hall is large and has area that would be perfect for storage or fridge and kitchen items. Even has enough space for further desks.

The Office building has a mixture of current business ranging from Solicitors, Therapists and property managers amongst others. The building has a communal toilet facilities and kitchen area. Entry buzzer for main door access.

Located on Liverpool Gardens its just off the main highstreet that provides ample amenities and draws thousands of visitors daily with plenty of parking options.

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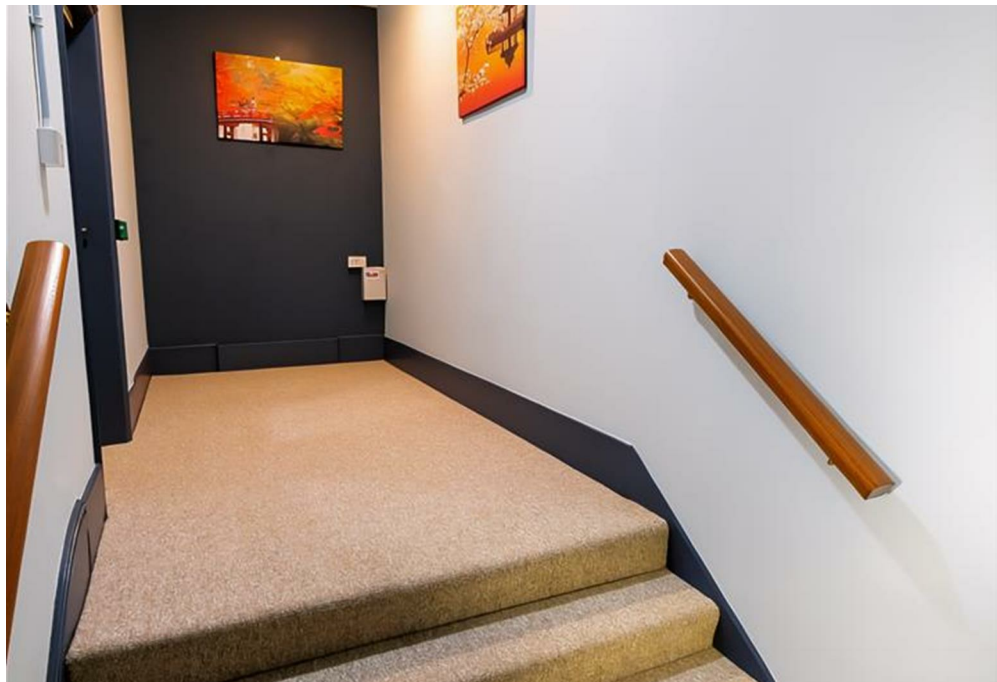


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LOCAL AUTHORITY

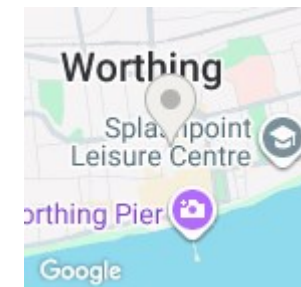
TENURE

COUNCIL TAX BAND

Exempt

VIEWINGS

By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
22 South Farm Road
Worthing
West Sussex
BN14 7AA

OFFICE DETAILS
01903 532225
worthing@localagent.co.uk
www.openhouseworthing.co.uk