



FLEXIBLE OFFICE SPACE TO LET

- Fully Fitted Office
- Car Parking Available
- Flexible Contract Available
- Centrally Located

Interested in this property? Please contact us on 01903 792785

CRICKETERS PARADE, 1-2 BROADWATER STREET WEST, WORTHING, WEST SUSSEX, BN14 9DB

Location

Located in convenient and popular Broadwater with local amenities, including cafes and restaurants. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one mile away. The nearest station is Worthing which is approximately three quarters of a mile away. Bus services run nearby and local schooling is also close to hand. Offering easy access to the A27 and A24.

Description

Office space and 3 parking spaces available for use before 3pm on weekdays and anytime on weekends. Located in convenient and popular Broadwater.

Office space available for use before 3pm on weekdays and anytime on weekends. First floor furnished office with private kitchen and two WC's.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	1087	101

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £750 pcm, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £8700. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £4341.30.

However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The property has an EPC rating of B - 42.

VAT

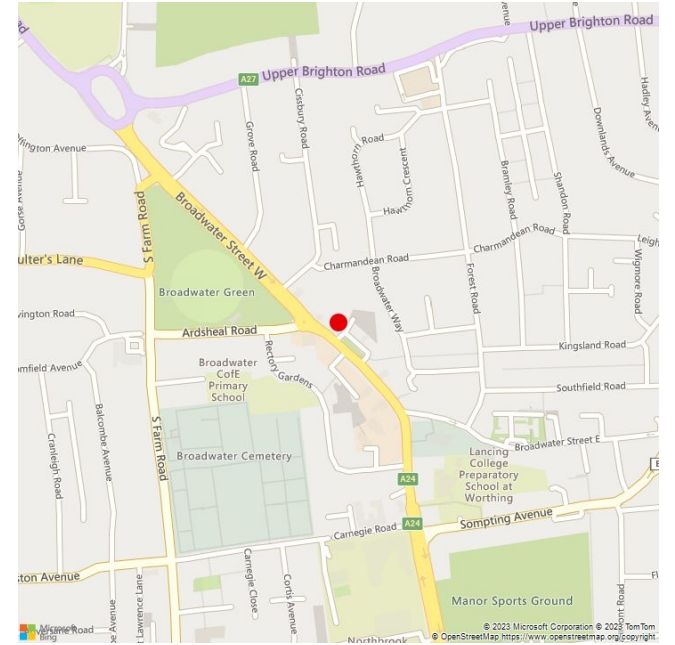
We are informed that VAT is applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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