



The Dovecotes, 55 Pembroke Avenue | Worthing | West Sussex | BN11 5QS

Rent £24,000 pax



A Stylish Detached Office
To Let, Minutes From The
Beach And Goring Road
Shops.



Key features:

- Modern Finish
- Boiling Tap
- Convenient Location
- Carbon Neutral
- Meeting Room
- Courtyard and Roof Terrace

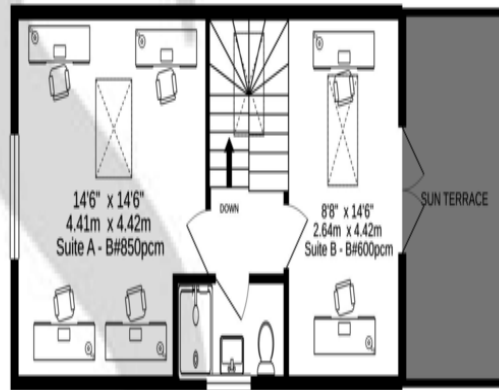
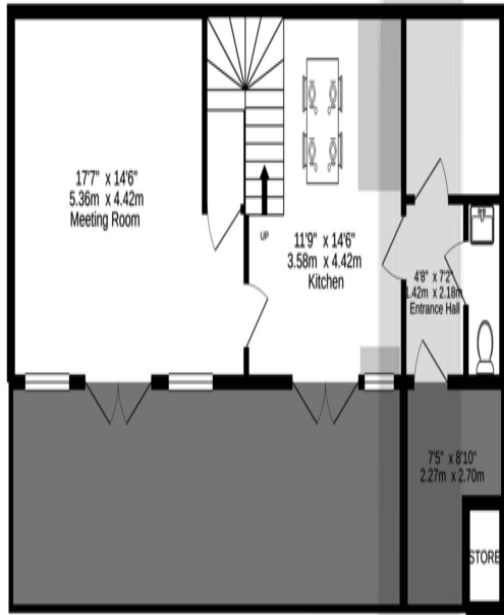
Jacobs Steel are pleased to present to the market this recently converted detached office to let. The office benefits from Super Fast Broadband Speeds of 700mb with a BT backup, Ring Door Bell, Voip Phone Capacity and is carbon neutral due to the solar panels. The property briefly comprises; a well equipped kitchen with dishwasher, fridge freezer and instant hot-water tap. There is a ground floor office and a large meeting room that looks out to the soon to be enclosed courtyard. There is a toilet on each floor, the upstairs being in the shower room. The upstairs offices have the option to have locks installed and have access to a roof terrace.

Conveniently located within 100 yards of Goring Road shopping facilities and coffee shops. Local bus services, mainline railway and seafront are also nearby.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Property Details:

Floor Area: 592 sq ft (%floorAreaSqM%) – Floor area is quoted from the EPC

Tenure:

Council Tax: Band %councilTaxBand%

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.