

**AFFORDABLE**

# **OFFICES WITH CAR SPACE**

# **TO LET**

**368 ft<sup>2</sup> - 762 ft<sup>2</sup> / 34.2m<sup>2</sup> - 70.9 m<sup>2</sup>**



**32 TEVILLE ROAD, WORTHING**

**WEST SUSSEX BN11 1UG**

GRAVES SON & PILCHER

Property professionals since 1897  
01273 321123



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## Location

The premises are situated in a busy location close to Worthing Town Centre and Teville Gate shopping complex as well as the Co-op supermarket. Worthing Railway Station is less than ¼ mile distance and there is good access to the regional road network via the nearby A27.

## Accommodation

The offices are situated at first floor level and are approached via street access from Teville Road. The offices are available individually or as a whole.

			Rental pa ex
First floor front office	368 ft <sup>2</sup>	34.2 m <sup>2</sup>	£3,900
First floor rear office	394 ft <sup>2</sup>	36.7 m <sup>2</sup>	£2,900
<b>Total</b>	<b>762 ft<sup>2</sup></b>	<b>70.9 m<sup>2</sup></b>	<b>£6,800</b>

## Terms

New lease for a length to be agreed.

## Rateable Value

£1,675 for the rear office and £3,900 for the front office. The property may be eligible for 100% Business Relief, prospective tenants are advised to contact Worthing District Council for details.

**EPC Rating** First floor front offices: E  
First floor rear offices: D

*In accordance with the Estate Agent Act 1979, we hereby confirm that Graves Son & Pilcher LLP has an association with the landlord of this property.*

Viewing by strict appointment with **Graves Son & Pilcher LLP**

All measurements are approximate



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