## AFFORDABLE OFFICES WITH CAR SPACE 368 ft<sup>2</sup> - 762 ft<sup>2</sup> / 34.2m<sup>2</sup> - 70.9 m<sup>2</sup>

# FATFLYERS.COM BROTHERS VES SON & PILCHER GRAVES SON & Property professionals since 1897 01273 321123 CHFR

### 32 TEVILLE ROAD, WORTHING WEST SUSSEX BN11 1UG

INCORPORATING

GSP.UK.COM

**(D) Clifford Dann** 

321 123

TO LET

#### 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.

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

#### 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





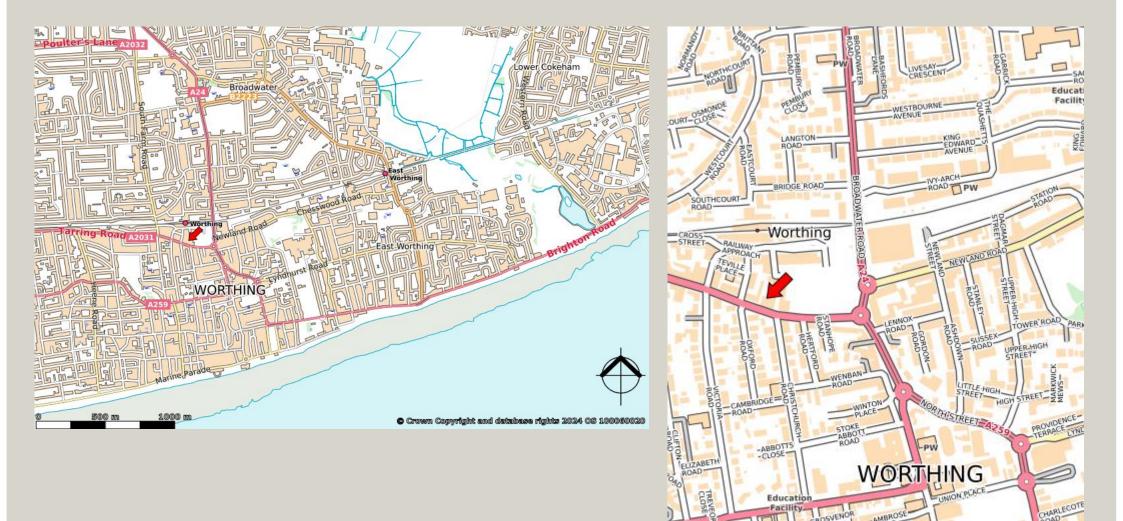


Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.













01273 321123 www.gsp.uk.com



-Facility\_

ROAD

GROSVENOR ROAD PW

HUMP

AMBROSE

BOAD

- • 0

TSWORTH.

Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.