

Fully Serviced Office Suites To Let Opposite Worthing Railway

Abbey House, 28-29 Station Road, Worthing, West Sussex, BN11 1UR

Rents From: £300 per month

From 145 Sq Ft

Michael
Jones
& Company

Abbey House, 28-29 Station Road, Worthing, West Sussex, BN11 1UR

Location

Abbey House is prominently situated directly opposite Worthing mainline railway station. Brighton is approximately 20 minutes by train and London 90 minutes. Bus and taxi services are immediately available outside the property and Worthing town centre with its variety of retailers, bars and restaurant and promenade is approximately 10 minutes walk. Worthing is a popular seaside town with a population in excess of 100,000 with occupiers such as the Environment Agency, HMRC and Glaxo Smithkline having headquarters located within the town.

Description

Abbey House is a detached office building which retains a number of attractive period features. The property benefits from central heating, male and female WC facilities and is carpeted throughout. There is a shared kitchen on the first floor. There is a conservatory style entrance which has been created to provide a welcoming feel to businesses and this connected to the car park for private use of the occupiers.

Accommodation & Rents

There are currently a range of offices available with the following approximate measurements and rents:

Office 1	177 sq ft	£550 pcm
Located on the second floor with some attractive internal features.		
Office 3	183 sq ft	£450 pcm
First floor office shortly to be re-decorated.		

Office 4 **255 sq ft** **£535 pcm**
Located on the first floor, available from 1st October 2020.

Offices 5 & 6 **278 sq ft** **£625 pcm**
First floor office suites which interconnect via an internal door. Benefits from fluorescent strip lighting, textured ceiling, radiator, carpeted with ample power points and single glazed windows. Office 5 (88 sq ft) leads to Office 6 (190 sq ft).

Office 11 **145 sq ft** **£300 pcm**
First Floor.

Tenure

Offices are let on flexible licence to occupy basis for a fixed term of 6 months, with either party giving 3 months notice to vacate thereafter.

The all inclusive fee includes business rates, water and sewage charges, waste disposal, cleaning in communal areas, lighting, electricity, decoration and re-decoration as necessary. Maintenance to the premises externally and internally and joint use of common reception areas, mail collection, toilets and kitchen facilities are also included.

Licence Fee Payments

These are made monthly in advance by standing order with a deposit equivalent to 1 months licence fee. This deposit is refundable on the termination of the licence subject to the office being returned undamaged and in a clear state. Fair wear and tear is to be excluded. Insurance for the premises is included in the licence fee but the tenants own contents and any other insurance risk remain the tenants responsibility.



Abbey House, 28-29 Station Road, Worthing, West Sussex, BN11 1UR

VAT

We are informed that VAT is not currently charged on the rents.

Cleaning

There is a cleaner who visits weekly to clean the communal areas but it should be noted that tenants are responsible for cleaning their own offices.

Parking

There is onsite parking for 1 car per office (subject to availability) but it should be noted that there is free street parking available in a number of locations within 200 yards of the property.

EPC

An EPC is available upon request.

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

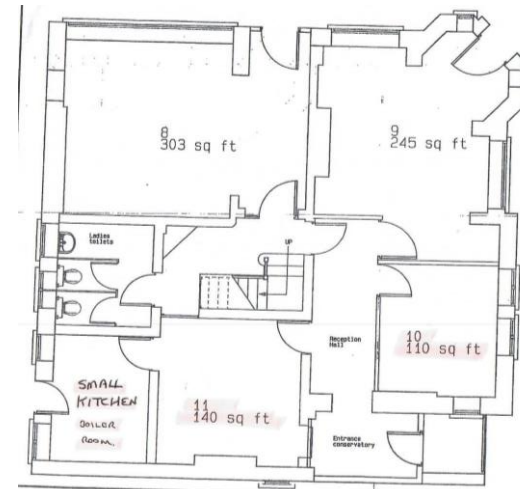
Viewing

Strictly by appointment through Michael Jones Commercial.

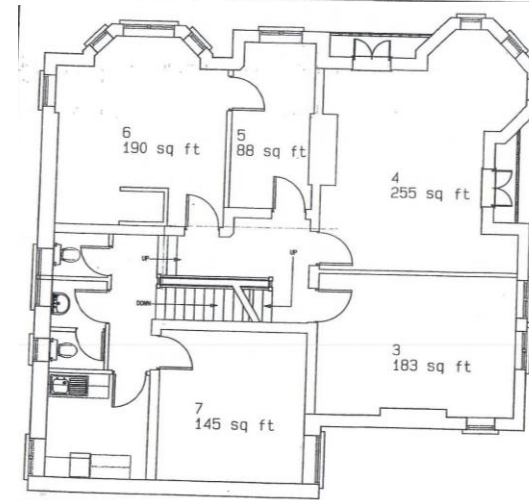
All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement



Ground Floor



First Floor

Michael Jones & Company Commercial Department
First Floor, Chapelworth House, 22-26 Chapel Road, Worthing, West Sussex BN11 1BE

01903 201212

commercial@michaeljones.co.uk www.michaeljones.co.uk

Michael
Jones
& Company