



**Town Centre Offices With On Site Parking To Let - 1846 Sq Ft**  
First & Second Floor Offices, County House, 3 Shelley Road, Worthing, West Sussex, BN11 1TT  
**£25,000 per annum**

Michael  
**Jones**  
& Company

## First and Second Floor Offices, County House, 3 Shelley Road, Worthing, West Sussex, BN11 1TT

### Location

The property is situated on the corner of Shelley Road and Portland Road in Worthing town centre. The offices are close to all local amenities and principle shops including Debenhams, Boots, and Marks & Spencers. Worthing is a popular seaside tourist location with a population in excess of 100,000 located between Brighton and Chichester. The property is situated approximately ½ a mile to the south of Worthing railway station with the A259 coastal road less than ½ a mile to the south.

### Description

The offices are accessed via a secure communal ground floor entrance located on Shelley Road with internal stairs leading to the available space on the first and second floors. The offices comprise of various different office suites and benefit from the following:

- 5 On Site Parking Spaces
- Entry Phone System
- Cat 2 Lighting
- Suspended Ceiling
- Perimeter Trunking
- Carpeting Throughout
- Gas Central Heating (not tested)
- WC & Kitchen Facilities

### Accommodation

The property has the following approximate floor measurements:

#### FIRST FLOOR

Office 1	284 sq ft
Office 2	203 sq ft

Office 3	106 sq ft
Office 4	103 sq ft
Office 5	102 sq ft
Kitchen	117 sq ft
WC	unmeasured

#### SECOND FLOOR

Office 1	370 sq ft
Office 2	220 sq ft
Office 3	128 sq ft
Office 4	55 sq ft
Office 5	113 sq ft
Kitchen	63 sq ft
WC	unmeasured
<b>TOTAL</b>	<b>1864 sq ft</b>

### Parking

The property comes with 5 allocated parking spaces.

### Tenure

The offices are available by way of a lease assignment for a term of 7 years from 1<sup>st</sup> April 2018 – 1<sup>st</sup> April 2025. A rent review and break clause will apply at the 4<sup>th</sup> year anniversary date.

### Rent

£25,000 per annum exclusive

### Business Rates

We have been informed verbally that the existing tenant pays £725 pcm for the business rates. Please contact the local rates department for further enquiries.



### Legal Fees

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

### EPC

An EPC is available upon request.

### 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.

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