

Second Floor Offices, 1-2 Cricketers Parade,  
Broadwater Street West, Worthing, West Sussex,  
BN14 9DB



**OFFICE / MEDICAL**

510 Sq Ft  
(47 Sq M)

**RENT: £10,000 Per Annum**

## Well Positioned Second Floor Office Suite To Let

- + Situated in Popular Broadwater, On Outskirts of Worthing
- + Potential For Open Plan Office Accommodation or 6x Smaller Cellular Rooms
- + Attractive New Lease Terms Available
- + Nearby Commercial Occupiers Include The Cricketers Public House, KFC, Subway, Starbucks & Co-Op
- + Front Door onto Broadwater Street West Via Secure Entryphone System
- + Available For Quick Occupation



## Location

Worthing is one of the largest towns in West Sussex with a population in excess of 105,000 and a catchment population in excess of 500,000 within a 20 mile radius. The premises are situated in a prominent location on Broadwater Street West a popular and well established shopping parade situated approximately 2 miles to the north of Worthing town centre on one of the main arterial routes into the town. Other occupiers within the local vicinity include Starbucks, KFC, Dominos Pizza, Tesco Express and Costa Coffee. There are also a number of independent retailers, office users and public amenities situated close by. The parade also benefits from high footfall from Northbrook and Worthing Sixth Form Colleges which are located close by.

## Description

An opportunity to lease a 2nd floor self contained office suite located in a superb position on the outskirts of Worthing Town Centre.

1-2 Cricketers Parade is a purpose built retail / office building accessed via secure entryphone system with communal stairs leading to first and second floors. Each floor benefits from its own WCs, kitchen and is metered separately for electric. The subject offices are located on the 2nd floor and are currently laid out as 6x cellular offices created by studwork partitioning however these could be removed to create a superb open plan office with excellent natural light via double glazed windows to front and back. Other benefits include carpeting throughout, electric heating, ample electric and data points, spot / strip lighting and is available for quick occupation.

To the rear of the building is a surface level car park (maximum stay of 90 minutes) whilst surrounding roads are largely free of any restrictions.

## Accommodation

Floor / Name	SQ FT	SQM
Office 1	103	10
Office 2	88	8
Office 3	55	5
Office 4	60	5
Office 5	50	5
Office 6	71	7
Kitchen	27	2
Store	56	5
<b>Total</b>	<b>510</b>	<b>47</b>

## Terms

The offices are available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the offices have a rateable value of £5,200. It is therefore felt, that subject to tenant status, that occupiers may be eligible for 100% small business rates relief.

## Summary

- + **Rent** - £10,000 Per Annum Exclusive
- + **VAT** - Not To Be Charged On The Rent
- + **Service Charge** - £1,680 Per Annum
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - D(100)

## Viewing & Further Information

### Jon Justice

01903 251 600 / 07398 163 431  
[jon@justiceandco.co.uk](mailto:jon@justiceandco.co.uk)

### Sarah Justice

01903 251 600 / 07852 137 309  
[sarah@justiceandco.co.uk](mailto:sarah@justiceandco.co.uk)

### Chelsea Adams

01903 251 600 / 07508 326 804  
[chelsea@justiceandco.co.uk](mailto:chelsea@justiceandco.co.uk)

307 Goring Road, Worthing, BN12 4NX  
[www.justiceandco.co.uk](http://www.justiceandco.co.uk)