



**OFFICES / MEDICAL**

837 Sq Ft  
(77 Sq M)

**RENT: £10,500 Per Annum**

## Ground Floor Office Suite in Historic Arundel Available To Let

- + Situated in High Street, Arundel
- + 3 Separate Office Rooms Located at Ground Floor Level
- + Could Be Let As One Whole or Individually
- + Available On Flexible Lease Terms
- + Available For Quick Occupation. Suit New or Expanding Business Looking For Low Overheads in High Street Accommodation
- + Potential For Private Parking (by separate charge)
- + Viewing Highly Recommended





## Location

The historic town of Arundel with its castle and cathedral boasts well over 1000 years of history and enjoys an all year round tourist trade with a mixture of independent shops, contemporary art galleries, local and national restaurants and cafes. Arundel mainline railway station offers easy access to London and along the east and west coast whilst both the A27 and A29 trunk roads provides easy commuting. The cathedral city of Chichester is approximately 10 miles to the west, the town of Worthing and its popular seaside is 9 miles to the south and the city of Brighton and Hove approximately 20 miles to the east. The subject property is located along the main High Street close to the junction with Tarrant Street.

## Description

An opportunity to lease a self contained office suite within a striking Tudor style Victorian building situated on the main High Street in Arundel. The office suite is located on the ground floor to the rear of 53 High Street and is accessed via a secure entry phone door directly off High Street which leads to three separate office rooms all accessed via a central hallway with attractive parquet flooring. The offices benefit from carpeting, ample electrical and data points, spotlighting and electric heating. The offices have their own kitchenette and WC facilities.

There is potential for a parking space adjoining the building which would be leased via licence and at separate cost. Further details available upon request.

## Accommodation

Floor / Name	SQ FT	SQM
Office One	195	18
Office Two	149	14
Office Three	227	21
Staff Welfare Facilities	81	7
Ancillary Storage & Commonways	185	17
<b>Total</b>	<b>837</b>	<b>77</b>

## Terms

The offices are available by way of flexible lease / licence terms to be granted outside the Landlord & Tenant Act. Please note the electricity is separately charged and payable by the Tenant. Water and sewerage charges, building insurance and building service costs are included in the rent..

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £7,300. It is therefore felt that 100% small business rates may be applicable, subject to Tenant status. Interested parties are asked to contact Arun District Council directly to confirm what costs are attributed to their business.

## Summary

- + **Rent** - £10,500 Per Annum Exclusive
- + **VAT** – Not To Be Charged On The Rent
- + **Deposit** – 6 Weeks
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – D(89)

## Viewing & Further Information

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