



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Impressive Modern Office Building  
2,853 sq. ft ( 265.05 sq. m)

**E2 Yeoman Gate Office Park, Yeoman Way, Worthing, BN13 3QZ**

E2

**TO LET**  
2,653 sq ft  
with 10 Car Spaces  
Brierley & Coe Owen  
01452 382272



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- On Worthing's Premier Office Park
- 10 Car Spaces + Offsite Free Parking Nearby
- Air Cooling & Heating
- Close A259 & Main A27
- Open Plan Accommodation
- High Level of Fit & Finish
- EPC B - 42

## LOCATION

The Estate is located to the west of the town centre off the A259 Littlehampton Road adjacent to the Southern Water headquarters building. Nearby occupiers include Equiniti, The Martlett Partnership, David Lloyd Leisure and Northbrook College.

The Estate is well served by the road network with swift access onto the main A27 via Titnore Lane. Regular bus services are available and Goring Mainline Railway Station is within a walkable distance and which offers regular services to London and along the coast.

## DESCRIPTION

Yeoman Gate was constructed in 2007. It represents Worthing's premier office destination.

Building E2 is one of thirteen buildings on the park and occupies a position towards the middle of the estate with parking immediately adjacent.

The accommodation is self contained & arranged over two floors. The building benefits from air cooling/heating, full carpeting and suspended ceiling with integral lighting. Perimeter & underfloor power/telecoms trunking is installed. A small kitchenette has also been recently added to the first floor. Wcs are present on both floors.

Overall, the accommodation has a high level of fit & finish representing the best available in the town.

E2 has allocated parking for 10 cars. Further unrestricted parking for other vehicles is available around Yeoman Way and the surrounding roads.

## ACCOMMODATION

Ground - Offices	1,325 sq. ft	123.10
1 <sup>st</sup> - Offices	1,528 sq. ft	141.95

## TERMS

Available on a new lease with terms to be agreed

## RENT

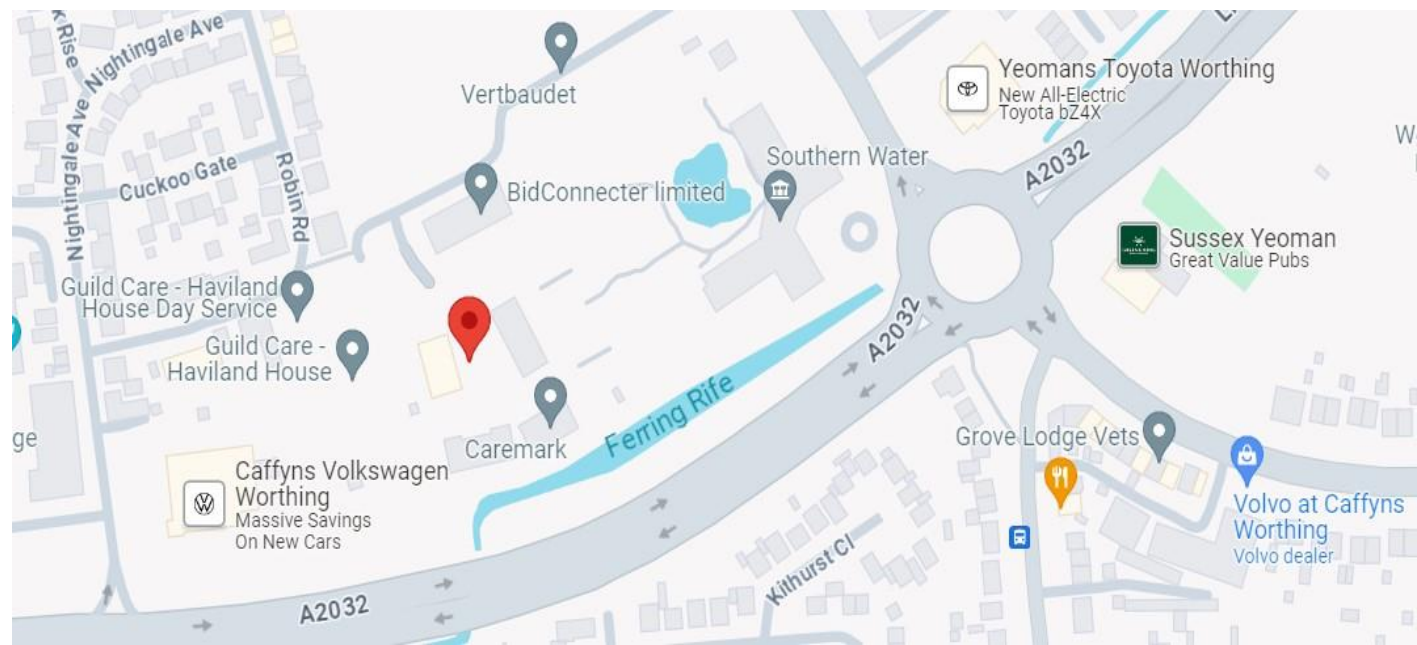
£47,000 per annum exclusive of vat, estate service charge, rates & own running costs.

## RATES

Rates Payable: £15,104 per annum

## LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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