

Dovecotes,  
55 Pembroke Avenue, Worthing,  
West Sussex, BN11 5QS



**OFFICE / MEDICAL**

**846 Sq Ft**  
**78 Sq M**

**RENT: £20,000 Per Annum**

Superbly Presented  
Ground & First Floor  
Office Building In  
West Worthing  
With Private  
Courtyard

- + Nearby Occupiers Include Vision Express, Boots, Costa Coffee, Tesco Express & Card Factory
- + Situated Close To Popular Goring Road
- + Available for Immediate Occupation
- + Ground Floor Open Plan Office Accommodation With 2x Offices Located At First Floor Level
- + Available By Way Of New Flexible Lease Terms
- + Private Courtyard & Balcony
- + Could Be Let As One Whole Or Individual Rooms



## Location

Worthing itself is one of the largest towns in West Sussex having a population in excess of 100,000. The property is situated on Pembroke Avenue just off the popular Goring Road shopping parade less than 1 mile to the west of Worthing town centre. Other occupiers within the area include Boots, Vision Express, Iceland, Co-Op & Tesco Express. West Worthing railway station with its services to London and along the coast is situated 1/4 mile away whilst the popular beach and promenade is less than 1/4 mile to the south. Worthing is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

## Description

The premises comprises of a superbly presented ground and first floor office building with the added attraction of an enclosed courtyard and first floor balconies. Currently the property is laid out with a ground floor office and meeting room with a superbly presented kitchen. Internal stairs lead to two further office rooms and a bathroom with rainfall shower. The property benefits from laminate flooring, spotlighting, ample electrical and data sockets, gas central heating and has UPVC double glazing throughout. The property benefits from a burglar alarm. The property also has its own bin and bike store situated to the front.

Whilst the property has no allocated parking the surrounding roads are currently unrestricted. This is seen as a rare opportunity to lease superb office accommodation in a popular area with low overheads and viewing is therefore highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Office	247	22
Ground Floor Meeting Room	56	5
Kitchen	165	15
First Floor Office 1	121	11
First Floor Office 2	222	20
Bathroom	35	3
<b>Total</b>	<b>846</b>	<b>78</b>

## Terms

The property is available by way of a new FR&I lease with terms to be negotiated and agreed.

## Business Rates

According to the Valuation Office Agency (VOA) website the property has a rateable value of £2,900 It is likely that interested parties will be able to obtain 100% small business rates relief, however interested parties are asked to contact the local rates department to confirm.

## Summary

- + **Rent** - £20,000 Per Annum Exclusive
- + **VAT** - Is Not To Be Charged On The Rent
- + **Legal Costs** - Each Party To Pay Their Own Legal Costs Incurred
- + **EPC** - E (118)

## Viewing & Further Information

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