

TO LET

**High Quality Fitted Offices
with Car Parking**

GF NORTH EAST & GF NORTH WEST **3 LIVERPOOL GARDENS**

WORTHING
WEST SUSSEX, BN11 1TF

794 – 1942 SQ FT
74 - 180 SQ M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk

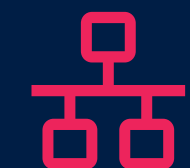


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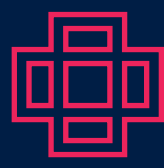
PROPERTY
DETAILS

The space comprises modern high quality open plan offices in Cat A condition ready for an incoming occupier to undertake their fit out. At basement level there is an undercroft car park providing allocated parking spaces for the occupiers. The suites are available To Let separately or combined.

SCHEDULE OF ACCOMODATION		
	SQ FT	SQ M
GF NORTH EAST	794	74
GF NORTH WEST	1,148	106
TOTAL	1,942	180



PERIMETER
TRUNKING



OPEN PLAN
FLOOR PLATES



KITCHEN
BREAKOUT
AREAS



PASSENGER
LIFT



LED
LIGHTING



1 CAR PARKING
SPACE PER
SUITE



SUSPENDED
CEILING



ACCESS
CONTROL
SYSTEM



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PROPERTY
LOCATION

Worthing is the largest town in West Sussex with a population in excess of 100,000. The town benefits from having major occupiers such as Southern Water, Equiniti Plc and GlaxoSmithKline. Liverpool Gardens forms part of one of the main office areas of the Town Centre with it being close to all the main facilities including three large car parks, banks and major retailers such as Marks & Spencer, H&M, and Boots.

Worthing's central mainline railway station is also only a five minute walk to the north.

A27	6 Minutes
A23	18 Minutes
M25	50 Minutes

 SAT NAV: BN11 1TF
///legs.birds.zealous



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FURTHER INFORMATION

TERMS: All leases are effective Full Repairing & Insuring, available on new terms to be negotiated and agreed.

RENT: £14.00 per square feet

GF North East - £11,116 Per Annum exclusive
GF North West - £16,072 Per Annum exclusive
Combined Rent - £27,188 Per Annum exclusive

VAT: VAT will be chargeable on the terms quoted.

RATEABLE VALUE: According to the Valuation Office Agency (VOA), the offices have the following Rateable Values:

GF (NE) Unit 1 - £12,000
GF (NW) Unit 1a - £20,250

Eligible occupiers may benefit from full Business Rates relief under the Small Business Rates Relief scheme, subject to status. For further information, please contact the local Business Rates department on 01903 221061.

SERVICE CHARGE: Please contact the agents for further information.

LEGAL COSTS: Each party to be responsible for their own legal fees.

EPC:
GF North East - D
GF North West - E



CONNECTIONS	Miles	Time
A27	2	6 mins
BRIGHTON	11	30 mins
GATWICK AIRPORT	36	45 mins
LONDON (M25)	42	50 mins
PORTSMOUTH DOCKS	40	1hr
SO'TON DOCKS	52	1hr 10



AGENT DETAILS



Duncan Marsh
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Misrepresentation Act: Hargreaves and their agents give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the Hargreaves or their agents has any authority to make any representation or warranty whatsoever in relation to this property. Brochure by Virtualoom.

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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

OWNED AND MANAGED BY:



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BN16 3PS

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