



3 Liverpool Gardens, Worthing, BN11 1TF

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Date: 04 June 2026

Our Ref: AG05

Dear Sarah,

RE: 3 Liverpool Gardens, Worthing, West Sussex

Introduction

This letter has been prepared to support the planning application for the flexible use of the ground floor northwest and northeast offices of 3 Liverpool Gardens, Worthing. This is to expand the existing use to include education and training use.

SHW were instructed to market the office space in March 2025 when the existing tenant informed the landlord they would be vacating. SHW's marketing campaign began in June 2025.

Location

3 Liverpool Gardens is located in the centre of Worthing approximately 0.5 miles south of Worthing Station.

The subject office suites are within an office building which is surrounded by other office buildings in Liverpool Gardens. Montague Street the main retail thoroughfare is a 2-minute walk to the south.

Premises

The office suites form part of an office building constructed in the 1970s and is arranged over three floors. The subject office suites are currently vacant and total 1,942 sq ft. The floor areas are set out below:

Floor	Size (sq ft)	Date of Notice	Date of Vacancy
Ground Floor North East	794	March 2025	September 2025
Ground Floor North West	1,148	March 2025	September 2025

The accommodation provides is open and benefits from the following amenities:

- Suspended Ceilings with recessed lighting
- LED Lighting

- Lift
- Car parking
- Gas fired centrally heated
- Kitchenette
- Telecom system
- Access control system

The office suites have been completely refurbished to include complete redecoration and carpeting throughout. Even with refurbishment, the offices being of 1970s construction mean they are not considered to comprise Grade A offices.

Worthing Office Market

The Worthing office market has always been patchy with limited demand for standard offices and has struggled to compete with other nearby centres, such as Brighton. There is also a lack of Grade A office space in Worthing, and it is noted that there has been a loss of office stock in Worthing due to residential Permitted Development rights.

When marketing commenced the subject office suites received a limited amount of interest, which led to an early offer on one of the suites from a Worthing based business. This led to the subject suite being briefly under offer. Unfortunately, due to the business losing a lucrative contract, the transaction did not complete:

Company	Reason did not progress	Date (month/year)
Home Payments Ltd	Claim that they lost business contract	06/2025

In recent months, due to economic uncertainty both nationally and globally, office occupiers have been hesitant to commit leading to further suppression in demand for offices. Generally, in terms of the training market, there have been a number of enquiries from the NHS for training purposes. With respect to Liverpool Gardens, Hargreaves have also received direct approaches from a counselling and psychotherapy training academy and a lorry driver compliance training provider, but neither progressed to offers.

Marketing

SHW have a strong local and regional presence and are a long-established property consultancy business. SHW has ten offices and specialise in commercial property in the South East. Our agency department has been recognised as one of the most active in the Estates Gazette.

SHW were instructed to market the ground floor space at 3 Liverpool Gardens in March 2025 on a To Let basis. In doing this, when the property became marketed it was listed on the SHW website accompanied by a bespoke set of marketing details which was sent out using an in house applicant mailout, which targeted all contacts internally which matched with the subject property.

The property also benefitted from multiple marketing boards placed on various parts of the property maximising visibility from road users and pedestrians.



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In addition, Direct Approach have been used in to widen the marketing, who target small office occupiers. Direct Approach specialise exclusively in marketing commercial property, managing postal mailing campaigns aimed at local and head office based named property contacts, with all contacts being up to date over the last year keeping relevant requirements.

SHW also benefit from external marketing websites, which also upload the details and brochure of the subject property. These websites include: Rightmove, Zoopla, NovaLoca and OnTheMarket.

Comparables and Pricing

SHW are also marketing some office space in Chatsworth House, Chatsworth Road, Worthing. This has been vacant for slightly longer than the subject suites. This space is far inferior to 3 Liverpool Gardens. In addition, there are no allocated car parking spaces. Chatsworth House is being marketed by way of a new lease at £11.80 per sq ft whereas the office suites at Liverpool Gardens are being marketed at a quoting rent of £14 per sq ft.

Of note, the property has been subject to a quoting rent reduction, having initially been quote at £17 per sqft. The reduction took place but has still failed to attract interest from office occupiers.

Summary

From the foregoing commentary we conclude that the marketing campaign has been extensive, far-reaching and targeted. The space has been marketed for a year and in this period, we have only received one offer, which did not lead to a completion.

Our recommendation would be to consider expanding the use of the space in order to secure a new occupier for the space.

We are aware of a slightly higher demand for other uses that may draw attraction to the subject space, such as a training facility.

We trust that the above information proves useful and gives a brief summary to the latest marketing activity. If you are to require any more information, please do not hesitate to contact us.

Yours sincerely

Ben Collins
Surveyor
for and on behalf of
Stiles Harold Williams Partnership LLP