



105-109 Montague Street

Worthing, BN11 3BP

**TO LET - EXTENSIVELY
REFURBISHED OFFICES**
Rental £51,000 PAX

6,316 sq ft
(586.78 sq m)

- New Lease
- Available Now
- Town Centre location

105-109 Montague Street, Worthing, BN11 3BP

Summary

Available Size	6,316 sq ft
Rent	£4,250 per month
Business Rates	TBC
Service Charge	A service charge will be put in place following occupation
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)

Description

Situated on the 1st & 2nd floor of a prominent 3 storey building. The building was the subject of an extensive refurbishment in 2021 which we understand cost in excess of £2.5 million. Arranged as a predominately open plan office space with a number of separate offices & welfare space. The property is suitable for another office user, however could be suitable for leisure, or a variety of other uses subject to required consents.

Location

The subject property is located on the southern side of Montague Street, Worthing's main shopping thoroughfare, surrounded by a variety of high street occupiers including The Body Shop, Greggs, O2, Yours & Millets. The seafront is 100m to the south whilst several community amenities such as AMF bowling, Lido and the well-known Worthing Pier are all only a short walk away. Worthing is a large seaside town in West Sussex located on the south coast 11 miles (18km) west of Brighton, 20 miles (32 km) east of Chichester and 60 miles (96.5 km) south of London. The town is affluent with a growing residential population in excess of 100,000 and an annual footfall of 5.5 million

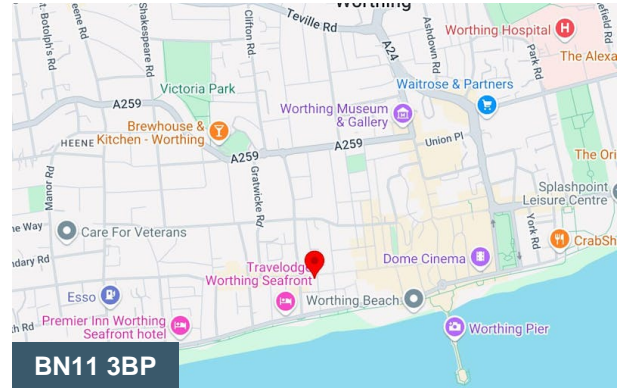
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	6,316	586.78
Total	6,316	586.78

Terms

The property is available by way of a new full repairing & insuring lease for a minimum term of 5 years, with asking rental of £51,000 PAX.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com