



**FI** REAL ESTATE  
MANAGEMENT

## 21 FARNCOMBE ROAD

WORTHING, BN11 2AY

# TO LET

5,000 - 28,082 SQ.FT

OFFICE SPACE














21 Farncombe Road is a detached, purpose-built office building, well-located on the edge of Worthing Town Centre. The building totals 28,082 sq.ft, available to let as a whole or as open plan floors from 5,000 sq.ft.





- Restroom, custodial and lobby areas
- Stairs and elevator
- Collaboration areas
- Meeting room
- Resource area

## KEY BENEFITS

-  5 floors of open plan offices
-  Male & female amenities alternating floors
-  Kitchenettes on each floor
-  Canteen on the top floor
-  Two lifts 10-person capacity each
-  Comfort cooling throughout
-  Secondary glazing
-  Outdoor office/cabin
-  Plenty of outdoor space
-  Plentiful natural light
-  80 car parking spaces
-  Bike store
-  Bespoke fit-out available





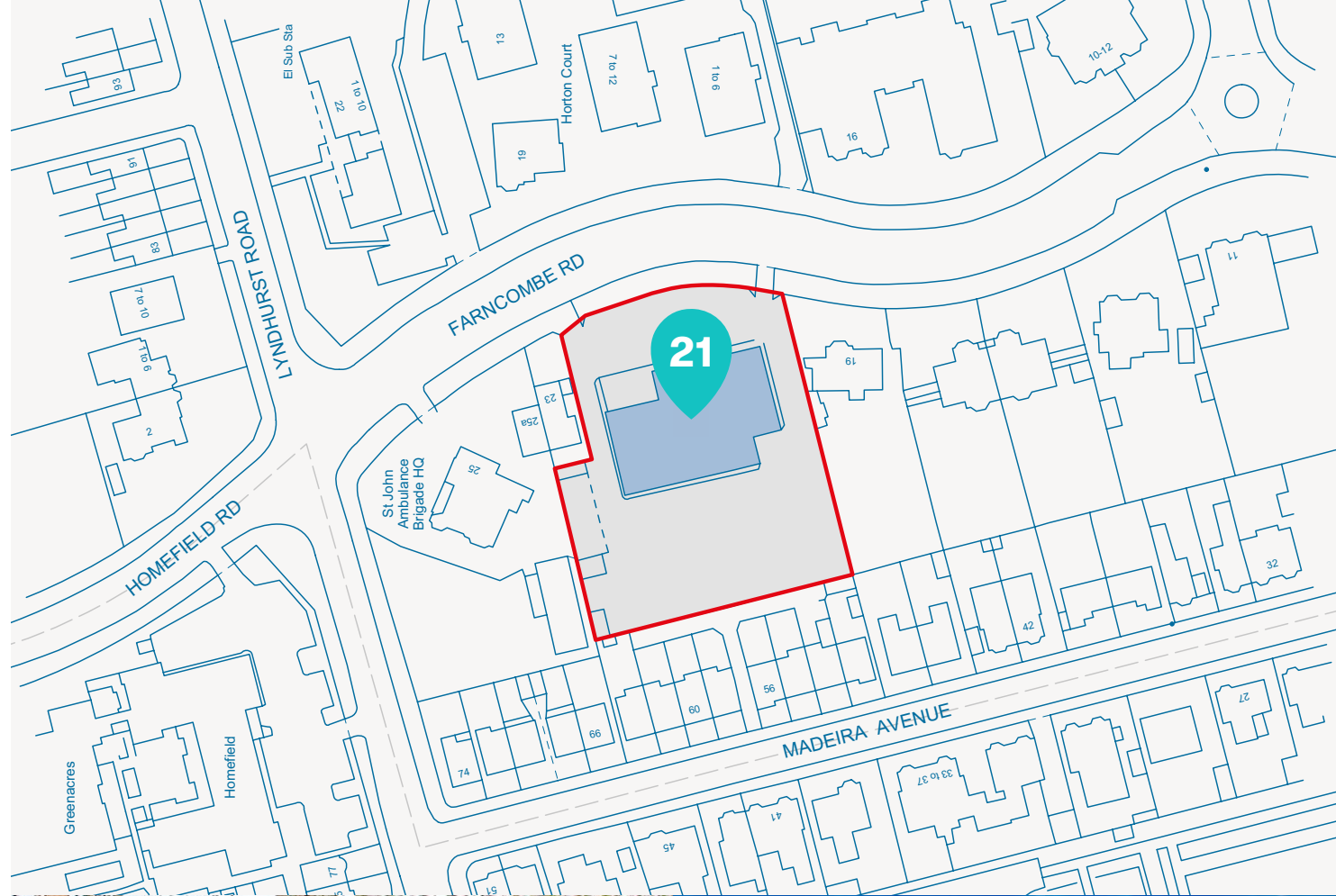
## LOCATION

21 Farncombe Road is located on Farncombe Road on the edge of Worthing town centre. The major road connections for the town are the A27 for access east to Brighton (12 miles) or west to Portsmouth (37 miles) and Southampton (52 miles) and the A23/A24 provide access north toward the M25 and London (60 miles).

Worthing Railway Station (Southern Railway) has frequent trains to London, Brighton and west toward Portsmouth and beyond. In addition, Gatwick Airport is located around 35 miles to the north via the A23.

## LOCAL AMENITIES

- 8 min walk Waitrose & Partners Worthing
- 9 min walk Lidl
- 13 min walk Morrisons
- 11 min walk The Three Fishes, JD Wetherspoon
- 3 min walk Lyndhurst Road Post Office
- 15 min walk WHSmith
- 17 min walk Boots







## TERMS

The premises are available by way of a new FRI lease for a term to be agreed.

## EPC

Available on request.

## RATES PAYABLE

£ 145,920 pa for the whole building, the building will need to be reassessed following occupation.

## VAT

VAT is payable where applicable.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred within any transaction.

## ALL ENQUIRIES



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