

# FOR SALE

## 14-16 FARNCOMBE ROAD

### WORTHING, BN11 2BB

**AVISON  
YOUNG**

## FOR SALE - FREEHOLD INVESTMENT OPPORTUNITY

### 11,715 SQ FT (1088 sq m) approx

#### KEY POINTS:

- Offers in excess of £1,950,000;
- Residential Development Opportunities;
- 11,715 sq ft of Grade B Office;
- Car Parking ratio of 1:266 sq ft (44 spaces).

#### LOCATION:

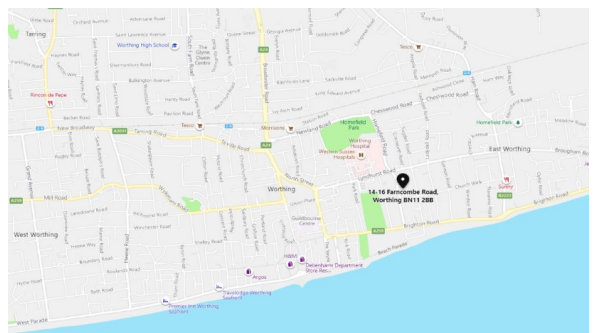
The property is located on Farncombe Road which is a mixed-use area and is situated within close proximity to Worthing town centre. The seafront is located 0.2 miles to the south and the nearest train station is East Worthing (0.5 miles) which provides access to Gatwick and London Victoria (51 mins and 1 hour 27 minutes).

#### DESCRIPTION:

14-16 Farncombe Road is a 11,715 sq ft self-contained office building that comprises two detached Victorian villas linked together via a modern ground floor extension to the rear of the property.

#### SPECIFICATION:

- Raised floor access.
- Mineral fibre tiled ceilings.
- CAT II lighting.
- Ceiling mounted air-cooling units.
- 8 person passenger lift.
- Disabled WC on ground floor and male and female WC's on both floors.



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FLOOR	AREA	
	SQ FT	SQ M
G no.14	1,426	132
1st no.14	2,522	234
G Link	4,691	436
G no.16	1,365	127
1st no.16	1,711	159
<b>Total</b>	<b>11,715</b>	<b>1088</b>

**Planning:** The property has planning permission to increase the Ground Floor to accommodate a larger reception area. (Planning reference AWDM/0122/20).

The property has a current designated use of Class E.

Suitable for residential conversion, subject to planning.

**Legal Costs:** Each Party to bear their own legal costs.

**Guide Price:** Offers in excess of £1,950,000.

**Viewing:** Strictly by appointment with the Sole Agents.

**EPC:** D-77

**Further information available upon request.**

#### IMPORTANT NOTICE

SUBJECT TO CONTRACT

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**AVISON  
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**For further information or  
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