

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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[SHW.CO.UK](http://SHW.CO.UK)



**TO LET**

**E-CLASS UNIT NEXT TO WORTHING STATION  
721 SQ FT (66.96 SQ M) + YARD / PARKING AREA  
Railway House, 6 Railway Approach, Worthing, BN11 1UR**



**DESCRIPTION**

The property comprises a large ground floor area that has been partitioned into separate office rooms. The unit could be re-configured into an open plan space suitable for a variety of occupiers with further potential for alterations to the frontage, subject to the necessary consents. There is also a large yard / parking area adjacent to the building.

The unit benefits from 3 phase power, carpeted flooring throughout, fluorescent strip lighting, intercom system, parking / yard area and a large frontage onto the recently improved pavement area.

**LOCATION**

The property is situated to the East of Worthing Station and directly opposite Teville Gate House, a recently developed 70,000 sq ft office building that is fully occupied. This forms part of the wider Teville Gate redevelopment that includes in the region of 250 residential units. Nearby occupiers include, Architectus Ltd, The Railway Hotel, Monty's Café and HMRC.

**ACCOMMODATION**

	SQ FT	SQ M
Ground Floor	721	66.96
Yard / parking area	1,798	167.03

**AMENITIES**

- Large frontage
- Directly next to mainline railway station
- Outside yard / parking area
- Near to Teville Gate regeneration project

**RENT**

A new effective full repairing and insuring lease of **£15,000 per annum exclusive** of VAT and subject to reviews at the appropriate intervals.

**RATES**

We understand the current rateable value of the property is £7,700. For any further information on rates payable please get in touch.

**LEGAL FEES**

The tenant will be liable for a £595 + VAT contribution to the landlords legal fees.

**VAT**

VAT will be chargeable on the terms quoted.

**EPC**

To be confirmed.



**VIEWINGS – 01273 876200**

**Alexander Denning**

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50 metres

Experian Goad Plan Created: 25/02/2025  
Created By: Stiles Harold Williams