

**IMPRESSIVE GRADE II LISTED OFFICE BUILDING
 SET IN BEAUTIFUL MATURE GARDENS
 TO LET**

Courtlands, Goring-by-Sea, West Sussex BN12 4NG

LOCATION:

The property is situated in a tree-lined avenue in Goring-by-Sea which lies within the conurbation of Worthing. The beach and seafront are less than 10 minutes walk to the south with transport links to Goring shopping area and Worthing town centre close by. Durrington railway station is approximately half a mile away affording regular train services to London, Brighton, Portsmouth, & Chichester.

DESCRIPTION:

Built in 1906, Courtlands is a magnificent three storey Grade II listed office building set in approx. 4.5 acres of gardens with a small woodland and lake. The building would lend itself to being let as a serviced office centre or for other commercial uses such as hotel, education, events venue, and residential care home STPC. There is parking for up to 55 cars located at the front of the building.

Constructed of brick with stone dressings and a slate roof the property is entered via a spectacular entrance hall with a domed glass ceiling, large wrap-around wooden staircase and restored Wedgewood pattern plaster wall mouldings.

The building is steeped in history and many of its original features have been protected and listed, particularly the Gold Room which has an original Queen Ann mantelpiece. There are also many wreaths and patrae on the walls and staircases along with honeysuckle, cherubs and fan ornaments all of which were much favoured by the architect, Robert Adam.

For the past 20 years Courtlands has been the HQ offices of an international software company and features large meeting and training rooms, together with a multitude of smaller rooms. There is a passenger lift (currently not in operation), basement storage, staff kitchen and male & female WC's throughout the building.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

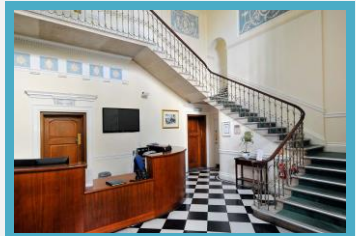
	IMPERIAL	METRIC
Approx total internal floor area	11,800 sq ft	1,096.25 sq m
Site and grounds approx	4.5 acres	

LEASE:

Available by way of a new full repairing and insuring lease for a term to be agreed.

PLANS:

Available upon request



RENT:

£70,000 per annum exclusive of rates, VAT and all other outgoings.

RATES:

Rateable Value: £90,000 UBR 51.2p (April 2020/2021).

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0220-0233-8969-0422-6002

The energy efficiency rating for this property is C 72.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

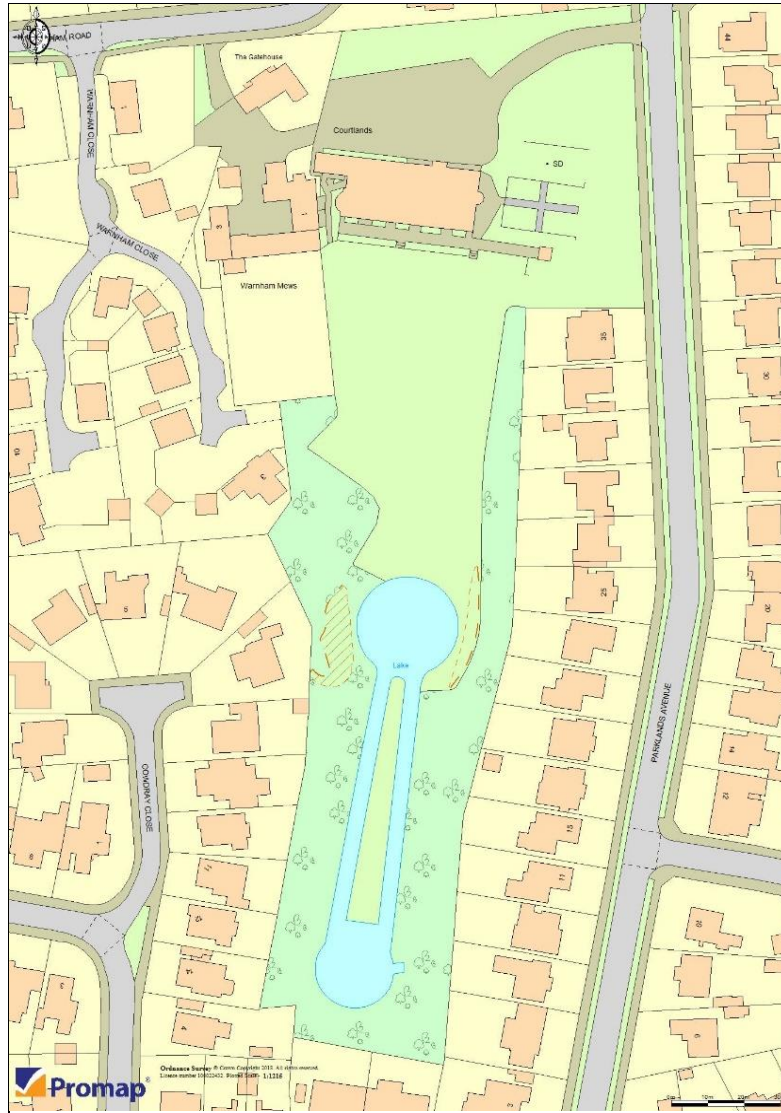
LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

Courtlands, Goring-By-Sea



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