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Wicker House and Eagle House, High Street, Worthing,
West Sussex BN11 1DJ

FREEHOLD OFFICE WITH VACANT POSSESSION

LOCATION



Worthing is the largest town in West Sussex with a population in excess of 100,000. It is strategically located on the south coast approximately 55 miles south of London, 10 miles to the west of Brighton and 13 miles to the east of Chichester. Worthing benefits from excellent transport links along the south coast (A27) and north to London (A24/M25).

Wicker and Eagle House occupy a prominent position just off North Street close to Worthing Hospital and Worthing town centre and is approximately 5 minutes walk from Worthing seafront. The property is positioned very close to Waitrose within a mixed residential and commercial location.

Description

Wicker House and Eagle House are believed to have been constructed in the mid-1990's providing self-contained two storey office buildings which were comprehensively refurbished to a high standard in 2019 by the tenant.

Wicker House provides high quality office accommodation with a specification that includes carpeting, inset LED lights, an air handling system within the ceiling grid throughout the premises, various staff break out areas, and two fully fitted and contemporary kitchens. The office space provides a mix of open plan and private meeting rooms of varying sizes. There are various cloakrooms throughout the premises. The premises is considered DDA compliant with level door controlled access, a single 8 person passenger lift, and DDA cloakrooms. There are 3 showers.

Eagle House provides mainly open plan U-shaped offices arranged around a central core. There is a kitchenette on both levels, male, female and a disabled WC.

There is also excellent parking provisions on-site incorporated within the circa 1 acre site.

There is an additional car park / yard within Chandlers Yard which provides an additional marked 26 spaces, and totals approximately 6,350 sq ft. Chandlers Yard is 0.1 miles (2 minute walk) north of Wicker and Eagle House. This can be disposed of alongside Wicker and Eagle House or by way of separate negotiation.

Investment Considerations

- Excellent Conversion and Redevelopment opportunity in Worthing
- Freehold, prominent corner site extending to approximately 1 acre (0.40 hectares)
- Existing buildings comprises two office buildings
- Additional car park extending to 0.19 acres (0.07 hectares) located 0.1 mile to the north
- Well located in Worthing 0.2 miles from town centre and 0.4 miles from the seafront
- Outstanding residential scheme for 39 residential flats under Permitted Development Rights
- Total NSA of proposed residential scheme extends to 19,338 sq ft (1,796 sq m)
- Potential for conversion into a variety of further uses, subject to necessary consents.

Redevelopment Potential

Wicker and Eagle House provide an excellent opportunity for conversion or redevelopment into alternative uses. This includes retail and leisure, residential, care home, retirement or mixed-use schemes, subject to necessary consents.

Worthing's population has grown by 6.5%, driving increased demand for housing and residential use. The town provides a balance of seaside living, proximity to major cities, good transport links and affordability, appealing to a mixture of first-time buyers, families, and retirees. The rental market has continued to see a steady growth, with rents up 4.6% in January 2025.

A notable demographic shift has occurred, with the over-65 population now making up 22.4% of the total. As a result, demand for residential and care services is expected to rise, with high-dependency needs projected to increase by 22.4% from 2022 to 2035. A feasibility study has been undertaken into the potential to convert the property into care home use. Full information available upon request.

PERMITTED DEVELOPMENT – RESIDENTIAL USE

Two Prior Approval applications* have been submitted for the conversion of each building into residential use. The two proposed schemes provide a total of 39 residential units (1 x studio, 31 x 1 bed and 1 x 2 bed), with a total NIA of 19,338 sq ft (1,796.6 sq m). Each scheme has been summarised below, with full details available in the data room.

*Not submitted by the vendor

Accommodation

We have been advised that the subject property comprises the following floor areas measured to net internal in accordance with RICS Code of Measuring Practice (6th Edition):

Wicker House

Ground & First Offices: 16,564 sq ft (1,538.83 sq m)

Eagle House

Ground & First Offices: 5,382 sq ft (500 sq m)

Chandlers Yard

Further 26 parking spaces: 6,350 sq ft (589.93 sq m)

Price

On application

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

EPC

Wicker House: Rating C - 59

Eagle House: Rating C - 54

Wicker House:

Rateable Value: £235,000

Rates Payable: £130,425 (2025/26)

Eagle House:

Rateable Value: £74,500

Rates Payable: £41,347.50 (2025/26)

Interested parties are advised to contact Worthing Borough Council
Tel: 01903 239999 or www.adur-worthing.gov.uk to verify this information.

VAT

VAT will be payable on the terms quoted.

Legal Fees

Each party to bear their own legal costs involved in the transaction.

AML

The tenant or purchaser will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

Via prior appointment through Agents Graves Jenkins.









GET IN TOUCH
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