

NEW TO MARKET



Triangle Business Centre

95 Commerce Way, Lancing, BN15 8UP

Modern First Floor Business Unit

896 sq ft
(83.24 sq m)

- Bright Modern Unit
- 1 Private Car Space
- Potential 100% Rates Relief (subject to status)
- No VAT on Rent
- Passenger Lift & Disabled Facilities
- Private Offices Built In

Triangle Business Centre, 95 Commerce Way, Lancing, BN15 8UP

Description

The Triangle Business Centre forms part of the Lancing Business Park. A multi let commercial building located at the entrance to the Estate.

Suite 4b comprises a first floor business suite at the front of the property.

The suite is currently arranged as a reception, large main office & two private offices with kitchen & stores room.

Access is via a passenger lift & staircase via a security controlled main front door with intercom facility.

Communal facilities include WCs & a disabled WC.

Heating is via wall mounted electric heaters. The suite has a suspended ceiling with integral lighting.

Location

The Triangle is located at the entrance to the Lancing Business Park close to the A259 South Coast Road & within easy reach of the main A27 east/west trunk road. Lancing Railway Station is within 15 minutes walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite	896	83.24	Available
Total	896	83.24	

Terms

To Let on a new lease. Lease term subject to negotiation.

Rent

£7,950 per annum exclusive.

Rent exclusive of business rates (where charged), service charge (currently approx £120 per month) & own running costs.

Rent Deposit

A deposit will be required. Details on application.

User

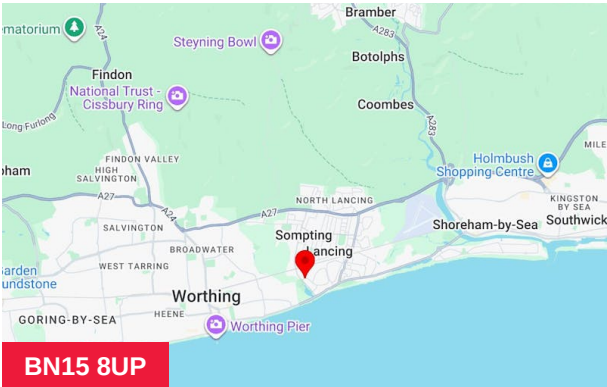
Prospective tenants are advised to check their required use complies with planning.

Legal Costs

Both parties to pay their own legal costs.

Viewing

By prior appointment with sole agent Brierley & Coe. Please call 01903 372000.



Summary

Available Size	896 sq ft
Rent	£7,950 per annum
Rates Payable	£3.56 per sq ft Source VO. May qualify for 100% relief subject to tenant status
Rateable Value	£6,400
Service Charge	£120 per month
	Approximate
VAT	Not applicable
EPC Rating	E (106)

Viewing & Further Information

Paul Brierley
07980 019008
paul@brierleyandcoe.co.uk

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