

TO LET / FOR SALE



**OFFICE & WORKSHOP UNITS
AVAILABLE AS A WHOLE OR INDIVIDUALLY
TO SUIT AN OCCUPIER'S NEEDS**

Units 5,6,8,10 & Ground Floor Unit 11a Triangle Business
Centre, 95 Commerce Way, Lancing, BN15 8UP



Summary

Available Size	724 to 6,969 sq ft
Rent	£10 per sq ft per annum exclusive
Price	per square foot
Business Rates	A combined rateable value of £50,500 with a UBR of 43.2p in £
EPC Rating	Property graded as C-E

Location

The property forms part of the Triangle Business Centre within Lancing Business Park, situated on the southern side of Marlborough Road at the entrance to the industrial estate in Lancing. Lancing railway station is about 1 mile to the east, and the main A259 South Coast Road is close by to the south. The A27 is also conveniently located just 1.2 miles to the north.

Description

The two-storey property has been converted to provide a selection of office and workshop units, in the main benefiting from their own external access.

Specification

- Prominent position at estate entrance/exit
- Suspended ceilings
- Perimeter trunking
- Rear loading area
- Electric heating
- Kitchen and WC facilities
- Car parking

Accommodation

The accommodation comprises the following approximate floor areas:

Description	sq ft	sq m
Unit 5	1,686	156.63
Unit 6	1,686	156.63
Unit 8	1,407	130.71
Unit 10	1,466	136.20
Unit 11a (Ground Floor only)	724	67.26

Terms

The units are available either as a whole or individually to suit an occupier's needs, either by way of a sale(s) of the long leasehold interest, or by way of a new lease(s) on terms to be agreed.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.





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