



OFFICE SUITES FOR SALE OR TO LET

- Recently Refurbished
- Car Parking Available
- DDA Compliant
- Remainder of 999 Year Lease
- 24 Hour Access with Security Entry Phone System

Interested in this property? Please contact us on 01903 792785

UNIT 11B, TRIANGLE BUSINESS CENTRE, 95 COMMERCE WAY, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8UP

Location

Triangle Business Centre is a prominent building situated in Lancing Business Park, with two entrances at the southern end of Western Road it offers easy access from the A27 at a major junction, or from the A259 coast road.

Description

Located in a prominent position in Lancing Business Park, this first floor space in Triangle Business Centre has recently been refurbished and comprises a generous open plan office area, a further separate office space and large meeting room. Entry to unit is via the communal entrance and can be accessed via stairs or lift.

Further benefits include 1 parking space, air conditioning, LED lighting and on-site communal facilities.

The property is currently being used as an office but could suit other uses (STNC).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Unit 11b	656	60.94
Total floor area:	656	60.94

Tenure

Long lease is for sale or to let.

Price

Offers are invited in excess of £95,000 for the long leasehold interest.

Rent

Rental offers are invited in the region of £10,000 per annum, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £7500 for Unit 11b and £7100 for Unit 14. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3742.50 for Unit 11b & £3542.90 for Unit 14. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The property has an EPC rating of C - 51.

VAT

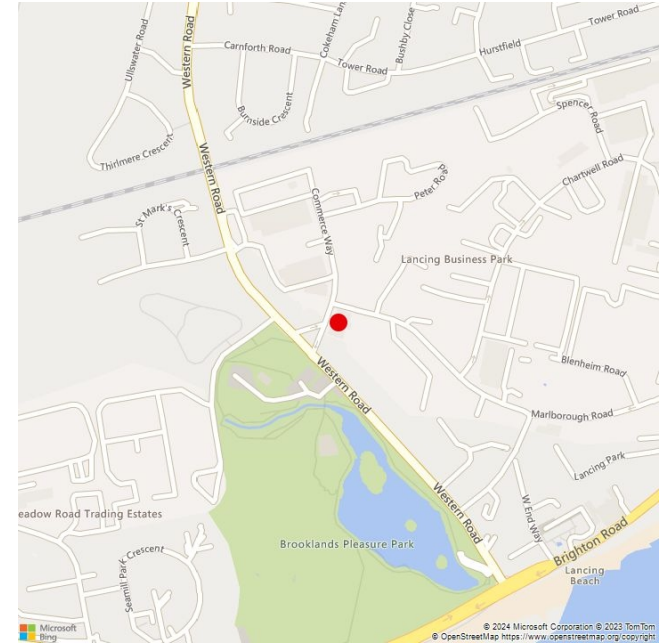
We are informed that VAT is applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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