



OFFICE SUITE FOR SALE OR 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 14, 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 two storey space in Triangle Business Centre has recently been refurbished comprising a ground floor office/staff area with fitted kitchen, two storage rooms and shower room. Internal stairs lead to the generous first floor open plan office area and a further separate office space. Entry to unit is via the communal entrance to the first floor via stairs or lift or private self contained side access.

Further benefits include 2 parking spaces, 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 |
|--------------------------|------------|--------------|
| Total floor area: | 939 | 87.23 |

Tenure

Long lease is for sale or to let.

Price

Offers are invited in excess of £200,000 for the long leasehold interest.

Rent

Rental offers are invited in the region of £20,000 per annum, exclusive. Consideration may be given to renting part of the space. Further details upon application.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £7100. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3344.10. 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

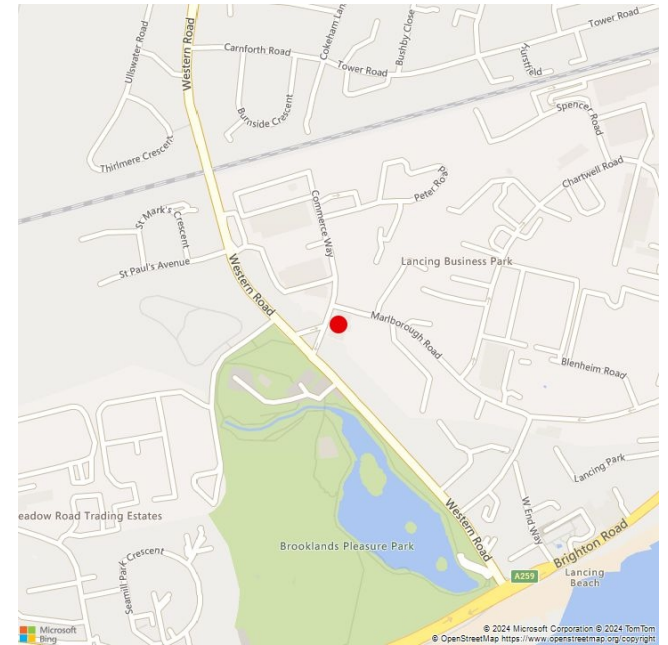
We are informed that VAT is applicable on the terms quoted.

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.



Leigh Doherty

01903 792785

leighdoherty@jacobs-steel.co.uk



Nichola Charles

01903 792785

nicholacharles@jacobs-steel.co.uk

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

jacobs | Steel