



## INDUSTRIAL/STORAGE UNIT TO LET

- Rental on an Inclusive Basis
- Suit a Variety of Different Occupiers
- Offered on Flexible Lease Terms
- Currently Undergoing Refurbishment
- Three Phase Electricity
- Suit a Variety of Different Occupiers

Interested in this property? Please contact us on 01903 792785

# UNIT A, 25 MARLBOROUGH ROAD, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8TN

## Location

Lancing Business Park is the second largest business area in West Sussex and hosts a range of industrial and office based businesses. Situated in a prominent building on Marlborough Road, towards the southern boundary of Lancing Business Park. The estate is serviced by two entrances at the southern end of Western Road and offers easy access from the A27 or from the A259 coastal road. Lancing train station is approximately 1.4 miles away.

## Description

A ground floor unit, currently undergoing refurbishment, located in popular Lancing Business Park comprising open plan warehouse area and electric roller shutter door. Features include onsite parking (by negotiation), direct access, separate pedestrian entrance, Three Phase electricity, LED lighting and communal facilities.

All uses considered.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>1,450</b>	<b>134.7</b>

## Tenure

The property is To Let on a new lease for a term to be agreed.

## Rent

Rental offers are invited in the region of £22,500 per annum, inclusive.

## Business Rates

Business rates included within rent.

## EPC

An EPC has been requested.

## VAT

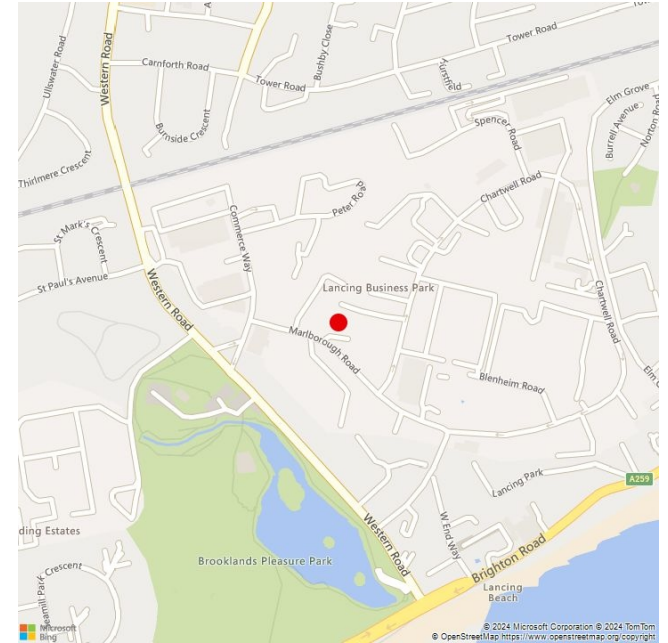
We are informed that VAT is not applicable on the terms quoted.

## 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**