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**

JS

Jacobs | Steel

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
Total floor area:	1,450	134.7

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
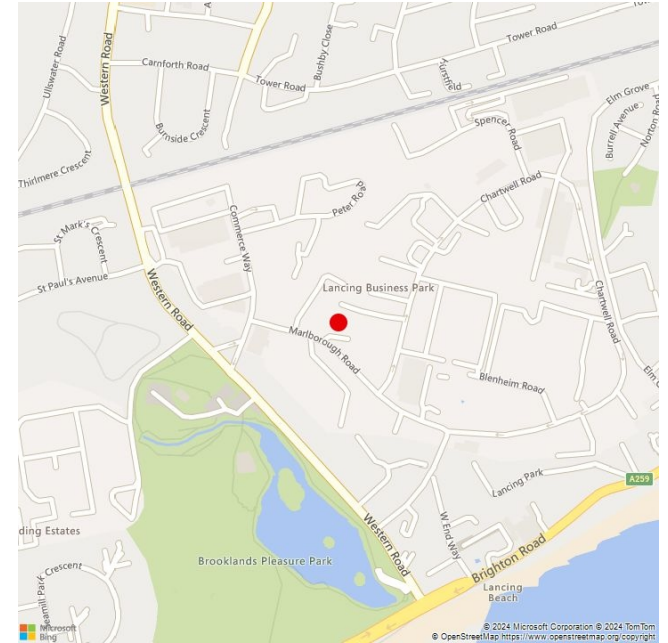
An EPC has been requested.

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.

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