

FREEHOLD INDUSTRIAL UNIT FOR SALE

- Sold with Vacant Possession
- Rare Opportunity
- Popular Trading Estate
- Ample Car Parking/Yard Space

Interested in this property? Please contact us on 01903 792785

UNIT 1, 14 PETER ROAD, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8TH

Location

Situated on Peter Road towards the northern boundary of Lancing Business Park. With two entrances at the southern end of Western Road it offers easy access from the A27 or from the A259 coast road.

Description

A rare opportunity to purchase an industrial unit with vacant possession in popular Lancing Business Park. The unit has been divided into 3 smaller spaces but can be converted back to one large open plan facility.

The site benefits from ample off road parking and/or yard space, mezzanine, first floor storage area, communal entrance, kitchen & WC's. Further benefits include 3 phase power supply, LED lighting in office spaces and loading door to side yard.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Unit 1	2,012	186.91
Unit 1a	1,496	138.98
Unit 1b	3,444	319.95
Total floor area:	6,953	645.93

Tenure

Freehold investment

Price

Offers are invited in the region of £1,000,000 for the freehold interest.

Business Rates

The premises are currently split to form several offices/industrial units, therefore, the rates are on an individual basis and will therefore need to be reassessed.

EPC

The property has an EPC rating of 69 - C.

VAT

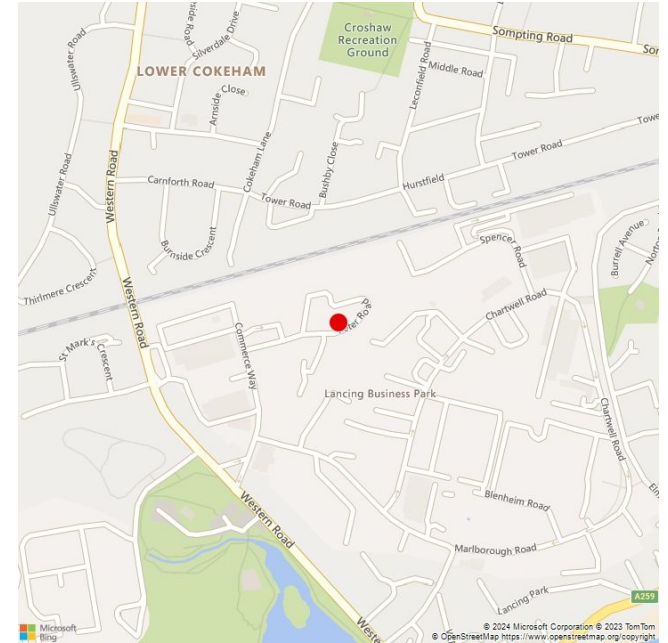
We are informed that VAT is applicable on the terms quoted.

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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