



Unit 2 Triangle Business Centre Road | Lancing Business Park | BN15 8UP  
Asking Price Of **£225,000**





Located on the corner of the building, the unit offers ground floor access via the main communal entrance and double loading doors. The ground floor is currently open plan with a WC. Stairs lead to the first floor and comprises of two offices/stores with a further WC. The property also benefits from 2 parking spaces.



Property details: Triangle Business Centre | Lancing Business Park

## Key Features

- Net initial yield of 6.5%
- Let on a five year lease from May 2023
- Popular Lancing Business Park
- Producing £15,000pax
- Investment Opportunity

### INTERNAL

Located on the corner of the building, The unit is let on a lease for a term of 5 years from May 2023 at a rent of £15,000 per annum, exclusive. The property is located on the ground floor, accessed via the main communal entrance and double loading doors. The ground floor is currently open plan with a WC. Stairs lead to the first floor and comprises of two offices/stores with a further WC. The property also benefits from 2 parking spaces.

### SITUATED

Triangle Business Centre is situated at the front of the popular Lancing Business Park, between Brighton and Worthing. Conveniently accessible to Lancing town centre, railway station, bus services, the A259 coast road and A27.

Approximate Total Area: 1,505sqft

EPC: The property has an EPC rating of E.

Viewing: Strictly by appointment with Sole Agents, Jacobs Steel.

Contact:

Leigh Doherty

Commercial Manager

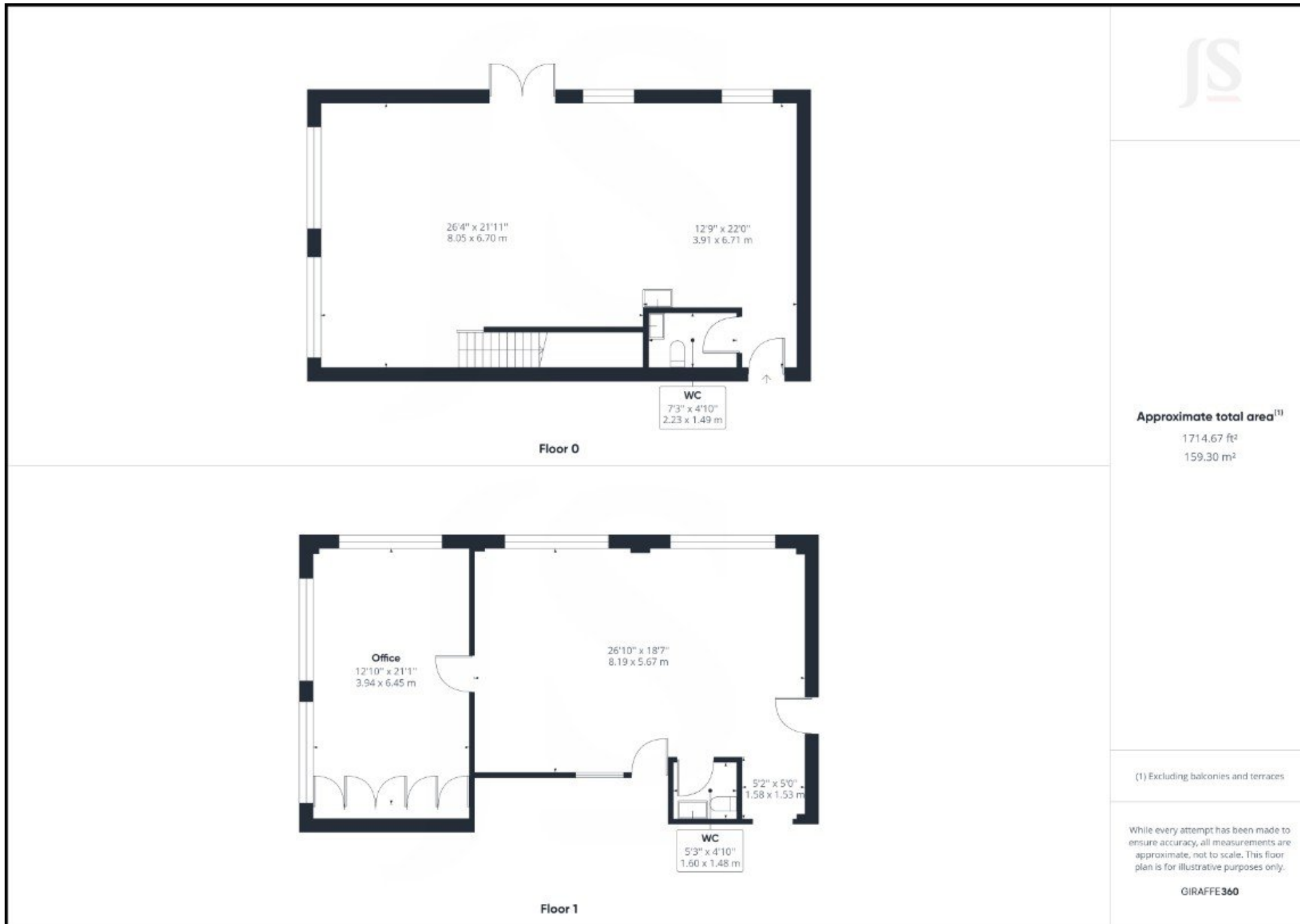
t: 01903 792785 / e: leighdoherty@jacobs-steel.co.uk

Terms - Offers are invited in the region of £225,000 for the remainder of a 999 year lease.

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

Legal Costs - Each party is responsible for their own legal fees in this transaction

Parking - Two parking spaces



**Approximate total area<sup>(1)</sup>**

1714.67 ft<sup>2</sup>  
159.30 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## Property Details:

Floor area as quoted by EPC: 1505 sqft

Tenure: Freehold

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

