



OFFICE SUITES FOR SALE OR TO 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 11B & 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 adjoining office space in Triangle Business Centre has recently been refurbished and comprises a generous open plan office area, three further separate office/staff areas, large meeting room fitted kitchen, two storage rooms, shower room and fitted kitchen. 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 3 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).

The sale of individual units will be considered. Prices are as follows:

Unit - 11b Offers in region of £100,000

Unit 14 - Offers in excess of £215,000

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Unit 11b	656	60.94
Unit 14	939	87.23
Total floor area:	1,945	180.69

Tenure

Long lease is for sale or to let.

Price

Offers are invited in excess of £300,000 for the long leasehold interest.

Business Rates

Business rates to be assessed.

EPC

The property has an EPC rating of C - 51.

VAT

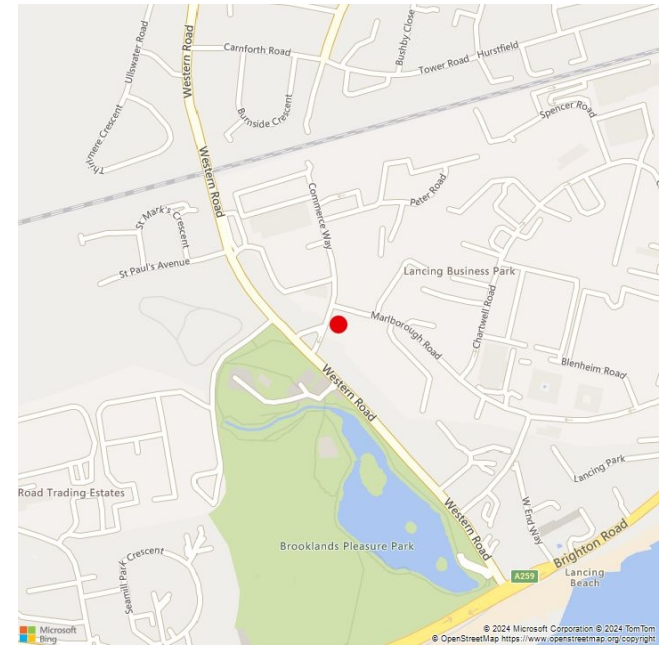
We are informed that VAT is applicable on the terms quoted.

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.



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