



INDUSTRIAL UNIT & OFFICES TO LET

- Popular Trading Estate
- Parking Available
- Three Phase Electricity
- Suit a Variety of Different Uses STNC
- 16' Electric Roller Door & Loading Bay

Interested in this property? Please contact us on 01903 792785

UNIT 1, ASPEN COURT, 87 MARLBOROUGH ROAD, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8UN

Location

Situated on Marlborough Road towards the northern boundary of Lancing Business Park. Two entrances service the business park from Western Road which offers easy access to the A27 and A259 coastal road. Regular bus services run nearby and Lancing train station is approximately 0.7 away. The property is approximately 10 miles to the west of Brighton and 2 miles to the east of Worthing.

Description

A rare opportunity to acquire a large industrial unit and offices in sought-after Lancing Business Park. This two storey building comprises pedestrian entrance with office/reception area, ground floor open plan warehouse with 16' electric roller door and loading bay area. The first floor has been divided into an open plan office space with three further individual spaces. The unit also benefits from a mezzanine with safety pallet gate, ample male and female WC's and kitchen. The pitched roof measures a min. eaves height of 5.3m and max. 6.8m.

Externally, the site offers ample parking: 10 spaces to the rear and 2 to the front of the unit.

The unit benefits from three phase electricity, gas central heating and CAT 2 lighting.

The property is offered with vacant possession and offers potential for a wide range of uses, subject to necessary consents (STNC).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Warehouse	6,716	623.92
Mezzanine	571	53.05
First Floor Offices	1,668	508.41
Total floor area:	8,955	831.92

Tenure

The property is held on a lease for a term of 10 years from November 2018, therefore an assignment can be offered or a new lease is available, direct from the landlord, subject to approval.

Rent

Rental offers are invited in the region of £80,000 per annum, exclusive.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £51,500. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £24,823.00.

EPC

The property has an EPC rating of D - 85.

VAT

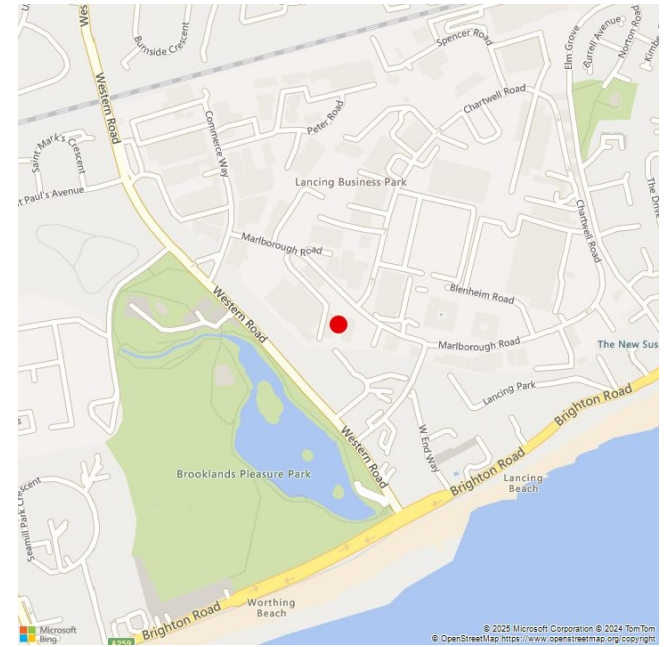
We are informed that VAT is applicable on the terms quoted.

Use

We understand the premises benefit from Class B8 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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