



INDUSTRIAL UNIT WITH OFFICES TO LET

- Suit a Variety of Different Uses STNC
- Three Phase Electricity
- Popular Trading Estate
- Allocated Parking

Interested in this property? Please contact us on 01903 792785

UNIT H, MODERN MOULDS BUSINESS CENTRE, 2-3 COMMERCE WAY, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8TA

Location

Situated in Modern Moulds Business Centre on Commerce Way 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

The opportunity to acquire a ground-floor industrial unit with offices in the desirable Lancing Business Park. The building features a shared pedestrian entrance leading to a reception area, which then opens into an expansive ground-floor warehouse with 16' electric roller door and loading bay. The warehouse is mainly open-plan but is currently divided into smaller workspaces and includes a 1-ton overhead crane. The mezzanine level provides a fitted kitchen and staff area, with an additional kitchen on the ground floor, along with separate male and female WC's.

At the front of the building, several ground-floor offices are available, with access to both the warehouse and reception area.

Externally, the property offers allocated parking as well as on-street parking.

Additional features include three-phase electricity, gas central heating, air conditioning, 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
Ground Floor	9,913.56	920.97
Mezzanine	546.92	50.81
Total floor area:	10,460	971.73

Tenure

The property is held on a lease for a term of 6.5 years from June 2021, 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 £58,500. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £28,197.

EPC

The property has an EPC rating of C - 68.

VAT

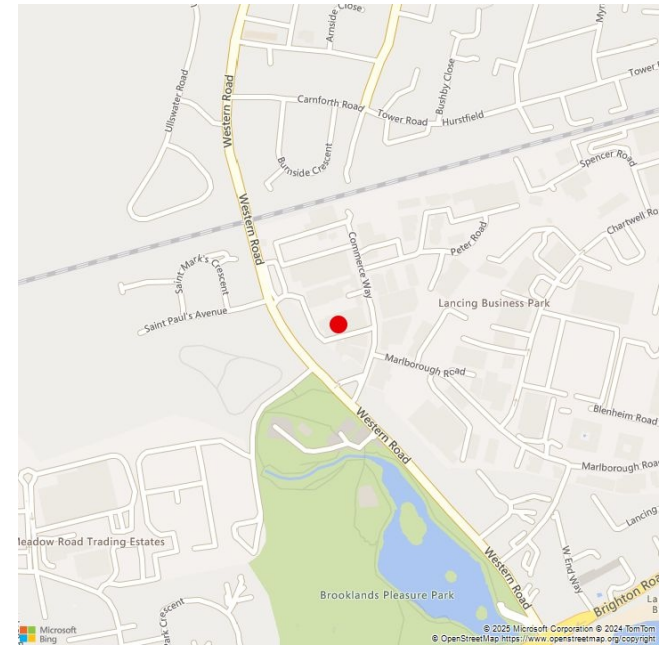
We are informed that VAT is applicable on the terms quoted.

Use

We understand the premises benefit from Class B2 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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