



FREEHOLD INDUSTRIAL UNIT FOR SALE

- Sold with Vacant Possession
- Popular Trading Estate
- Parking Available
- Suit a Variety of Different Uses STNC
- Potential Development Opportunity

Interested in this property? Please contact us on 01903 792785

53 SPENCER ROAD, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8UA

Location

Situated on Spencer 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

An excellent opportunity to acquire a large industrial unit, yard and offices in sought-after Lancing Business Park. The property comprises ground floor warehouse, which is predominantly open plan, with 8'5 electric roller door and loading bay area. The unit also benefits from the addition of two mezzanines providing further space/storage, male and female WC's/changing rooms, kitchen and staff room. The pitched roof measures a min. eaves height of 2.67m and max. 5.81m.

The main warehouse adjoins to a three storey building via 9'10" sliding shutter door and provides a further ground floor warehouse area with additional electric roller shutter door and office.

The main building can be accessed via two internal stairwells or through the front of the building via a pedestrian entrance. Stairs lead to a first floor reception area with doors to two individual meeting rooms and expansive office area. The office has been divided and comprises open plan space with four further individual meeting rooms/offices and kitchen. The second floor can be accessed by either the stairwells or a spiral staircase and is made up of an open plan office area and shower room.

Externally, the site offers ample parking: 20 spaces to the rear and 19 to the front of the unit. In addition there is a yard area with bike store which could provide further parking if required.

The unit benefits from three phase electricity, entry phone system, gas central heating and air conditioning.

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
Main Warehouse	10,903.84	1,012.97
Office Building	8,361.83	776.81
Total floor area:	19,265	1,789.72

Tenure

Freehold

Price

Offers are invited in the region of £1,500,000 for the freehold interest.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £93,500. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £45,067.00.

EPC

An EPC has been requested.

VAT

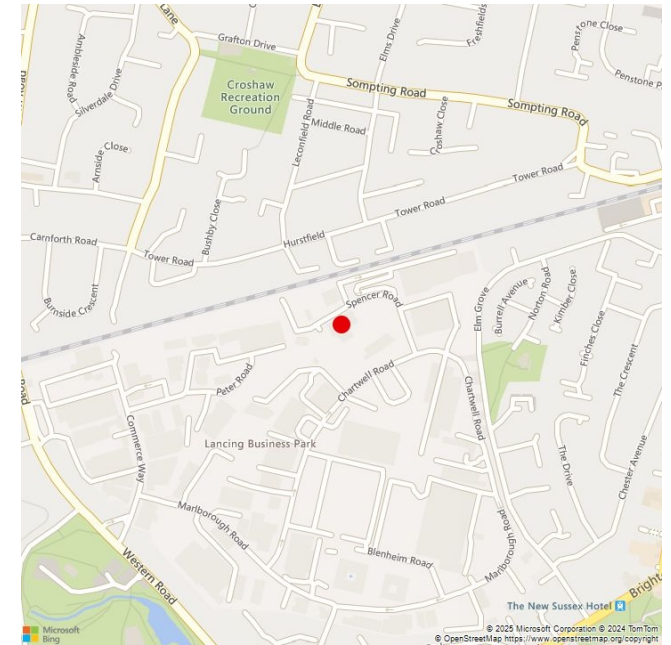
We are informed that VAT is applicable on the terms quoted.

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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