



TWO STOREY OFFICE UNIT FOR SALE

- 24 Hour Access with Security Entry Phone System
- Two Parking Spaces
- Remainder of 999 Year Lease
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785

UNIT 12A & 12B, 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, offering two entrances at the southern end of Western Road. The business park benefits from excellent road links via the A27 and A259 coastal road, providing easy access to the nearby towns of Worthing and Shoreham-by-Sea. The location is well-served by local amenities and public transport, making it a convenient base for business operations.

Description

This versatile two-storey unit is located within the established Lancing Business Park in Lancing. Benefiting from ample natural light, the space offers flexible accommodation suitable for a range of uses, including office, light industrial, or storage purposes (subject to planning consent). The ground floor comprises two office areas, a fitted kitchen, and a WC. Internal stairs lead to a spacious first-floor open-plan office area, along with two additional separate offices. Access to the unit is via the communal ground floor entrance, with stairs and a lift available.

Additional features include two parking spaces, LED lighting, perimeter trunking with ample power/data points, on-site communal facilities, and a self-contained side entrance.

Currently configured as office accommodation, the property may also suit alternative uses, subject to necessary consents (STNC). Furniture may be available by separate agreement.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	768	71.35
First Floor	675	62.71
Total floor area:	1,443	134.05

Tenure

Leasehold.

Price

Offers are invited in the region of £225,000 for the leasehold interest.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency for Unit 12a is £6000 and Unit 12b is £6800. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £2994 for Unit 12a and approx. £3393.20 However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

An EPC has been requested.

VAT

We are informed that VAT is not 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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