



## FIRST FLOOR OFFICE SUITE TO LET

- All Utilities Included
- Popular Business Park
- Parking Available
- 24 Hour Access

Interested in this property? Please contact us on 01903 792785



SUITE 9, PARKLAND BUSINESS CENTRE, 44 CHARTWELL ROAD, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8UE

Location

Situated within the Lancing Business Park, Parkland Business Centre offers a strategic location with excellent connectivity. Accessed directly from Chartwell Road, the site is just minutes from the A27 and A259, providing swift routes to Worthing (2 miles west) and Brighton (10 miles east).

Description

A first-floor office suite located in the popular Lancing Business Park, comprising office space with the potential to acquire additional adjoining accommodation.

Further benefits include 24 hour access, WC facilities and shared communal spaces.

Parkland Business Centre is a well-established commercial property situated within Lancing Business Park, one of the largest business areas in West Sussex. The centre comprises a three-story building with a mix of office and light industrial units.

Units are available across all three buildings and floors, with sizes starting from 100 sqft.

On-site parking is available by negotiation, and flexible lease terms are offered, making it an ideal choice for businesses seeking a well-connected and adaptable workspace.

Accommodation

The premises have the following approximate floor areas:

|                   | Sq Ft | Sq M  |
|-------------------|-------|-------|
| Total floor area: | 375   | 34.84 |

Tenure

Spaces are available on new leases, for terms to be agreed.

Rent

Rental offers are invited from £8000 per annum, inclusive of service charge, VAT & utilities.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £2500. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £1247.50. 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

The property has an EPC rating of E - 108.

VAT

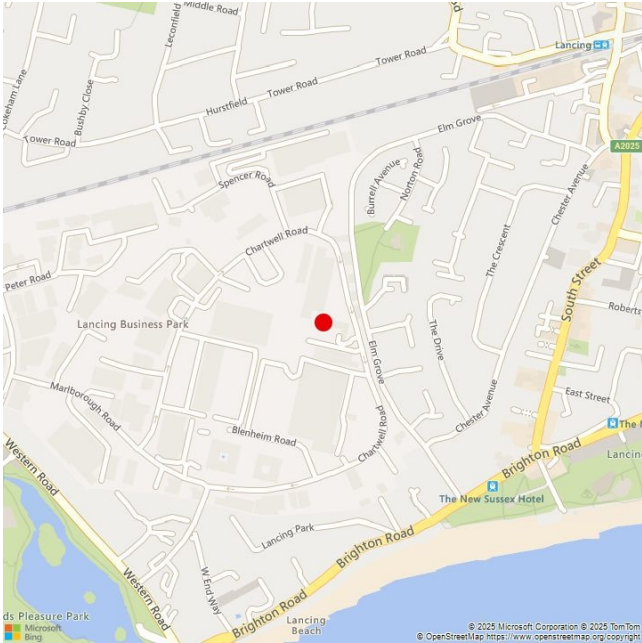
VAT is included within the terms quoted.

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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