



FIRST FLOOR OFFICE TO LET

- Suit a Variety of Different Uses STNC
- Popular Business Park
- Parking Available
- 24 Hour Access
- All Utilities Included

Interested in this property? Please contact us on 01903 792785



FLOOR 6, 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 popular Lancing Business Park, currently comprising individual office units with the potential to acquire additional adjoining space or the entire floor. The premises are accessed via an internal stairwell and benefit from shared kitchen facilities and male and female WCs on the same level.

Spaces available from 133 sq. ft.to 2727 sq. ft.

Further benefits include 24 hour access, male & female WC's 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.

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:	2,727	253.34

Tenure

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

Rent

Rental offers are invited from £3000 per annum, inclusive of service charge, VAT & utilities.

Business Rates

Business rates to be assessed.

EPC

The property has an EPC rating of E - 116.

VAT

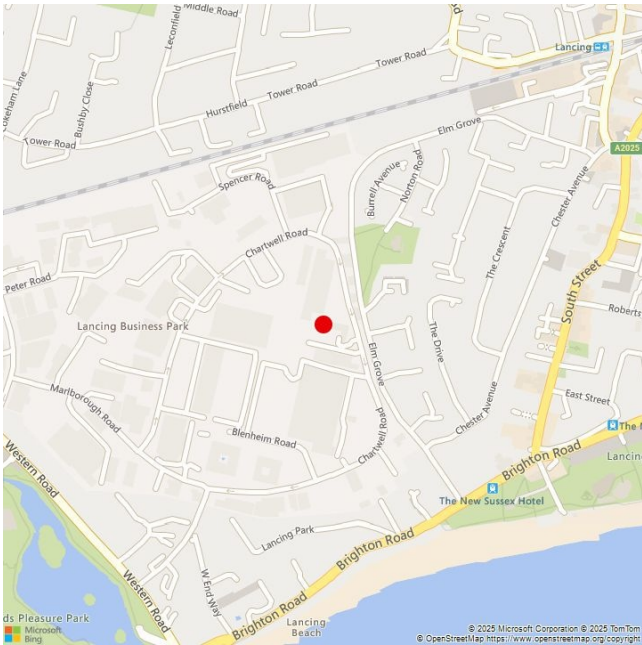
VAT is included within the terms quoted.

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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