



**JORDAN
& COOK**

ESTATE AGENTS & CHARTERED SURVEYORS SINCE 1860

**MODERN INDUSTRIAL UNIT
TO LET
6,336 sq ft (588.6 sq m)**



Unit 1, Marlborough Business Centre, Marlborough Road, Lancing
Business Park, Lancing, West Sussex BN15 8TR

- Secure Fenced Yard & Parking
 - 22ft 6in Eaves Max
- Roller Shutter Loading Door – 16ft Height 12ft Width
 - Part of a Substantial Industrial Estate
- Good Access to A259 and A27 Coastal Roads

WWW.JORDANANDCOOK.COM

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**Unit 1, Marlborough Business Centre, Marlborough Road, Lancing Business Park,
Lancing, West Sussex BN15 8TR**

LOCATION

The unit is located in Marlborough Road on the northern end of the Lancing Business Park, which is approximately mid way between Worthing and Shoreham, and benefits from having access to both the A27 south coast trunk road and the A259 coast road.

DESCRIPTION

The unit comprises steel portal frame with brick facing and part profiled metal clad elevations between a pitched roof with roof lights.

The eaves height are approx 22ft 6in max and the unit has 2 full height loading doors. The unit offers office space/storage (please see below for areas). There is ample parking/loading area and the unit has the benefit of an additional road side car park area.

ACCOMMODATION

The premises have the following approximate net internal floor areas:-

Ground Floor	4,388 sq ft	(407 sq m)
First Floor Mezzanine	1,948 sq ft	(181 sq m)
Total	6,336 sq ft	(588.6 sq m)

LEASE

The premises are available on a full repairing and insuring lease, terms to be agreed.

RENTAL

£35,000 per annum.

COSTS

Each party to be responsible for their own legal costs in this matter.

RATEABLE VALUE

The Valuation Office internet site informs us that this unit has a rateable value of £27,000. Business rates for the year commencing 1st April 2011 are charged at 43.3p in the £. However, the actual amount of rates payable can be affected by Transitional Relief and/or new Small Business Relief legislation. For confirmation of the exact rates payable for this property please contact the local charging authority.

EPC

We are informed that an Energy Performance Certificate is currently being undertaken.

VIEWING

Strictly by appointment
through Sole Agents

Jordan & Cook Chartered Surveyors
31 Chapel Road, Worthing, West Sussex
Tel: 01903 821919 Fax: 01903 215379

Contact: Brian Hooker FRICS

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THE PROPERTY MISDESCRIPTIONS ACT

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