



LANCING

RENT £550 PCM

3 Triangle Business Centre, 1 Commerce Way, Lancing Business Park, Lancing,
West Sussex, BN15 8UP

- EXCELLENT OPEN PLAN FIRST FLOOR OFFICE
- ONE ALLOCATED PARKING SPACE
- FITTED WITH DATA CABLING, SUSPENDED CEILING, INSET LIGHTING, ELECTRIC HEATING, KITCHEN
- SUIT GRAPHIC / WEB DESIGN OR OTHER BUSINESS USES

LOCATION

Triangle Business Centre occupies a prominent corner site at the junction of Commerce Way and Marlborough Road which is one of the main entrances to the established Lancing Business Park. Providing easy vehicular access to the A259 (approx 700 yards to the south) and the A27 (approx 1.2 miles to the north). Worthing is some 2 miles to the west and Brighton approximately 9 miles to the east.

DESCRIPTION

The Triangle Business Centre has received major refurbishment over the last 5 years to provide a scheme of office/business units all accessed off a central glazed atrium with passenger lift and separate male / female WC facilities.

Office 3 provides fitted office space on the first floor having suspended ceiling with inset lighting, perimeter trunking with data cabling and power points, broadband connection. Electric heaters, carpeting and self contained kitchen unit with seating area. There is also one allocated parking space on site.

ACCOMMODATION

The property has the following approximate gross internal floor area of **745 sq ft.**

RENT

£550 pcm

SALE PRICE

£75,000 long leasehold, with full vacant possession.

TENURE

The premises are available by way of a new FRI lease to be negotiated and agreed. Alternatively consideration will be given to the sale of the premises on long leasehold. Further details on request.

LEGAL COSTS

Each party to pay their own legal costs.

BUSINESS RATES

All interested parties are asked to contact Adur District Council rates department direct on 01903 263000.

AGENTS NOTE

Our client also owns a further ground floor unit below. This area provides a further 745 sq ft of storage/workshop space. Further details upon request.

VIEWING

Strictly by appointment only through sole agents:

Michael Jones Commercial

Contact **Steve Berrett** or **Jon Justice**

01903 228602 or commercial@michaeljones.co.uk



OFFICE AREA

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers/Tenants are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.