



OFFICE SUITES FOR SALE OR TO LET

- 24 Hour Access with Security Entry Phone System
- Car Parking Available
- DDA Compliant
- Remainder of 999 Year Lease

Interested in this property? Please contact us on 01903 792785

UNIT 11B & 14, 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, with two entrances at the southern end of Western Road it offers easy access from the A27 at a major junction, or from the A259 coast road.

Description

A two storey office suite formed of two separate spaces in a prominent business centre located in Lancing Business Park. The unit offers ground floor access via a self contained side entrance. The suite has a staff area with kitchen and shower room, storage, an open plan office area and separate offices and meeting room. The property also benefits from 3 parking spaces.

The sale of individual units will be considered. Prices are as follows:

Unit - 11b Offers in region of £100,000

Unit 14 - Offers in excess of £215,000

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Unit 11b	656	60.94
Unit 14	939	87.23
Total floor area:	1595	148.17

Tenure

Long lease is for sale or to let.

Price

Offers are invited in excess of £300,000 for the long leasehold interest.

Rent

Rental offers are invited in the region of £20,000 per annum, exclusive. Consideration may be given to renting part of the space. Further details upon application.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £7500 for Unit 11b and £7100 for Unit 14. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3742.50 for Unit 11b & £3542.90 for Unit 14. 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 C - 51.

VAT

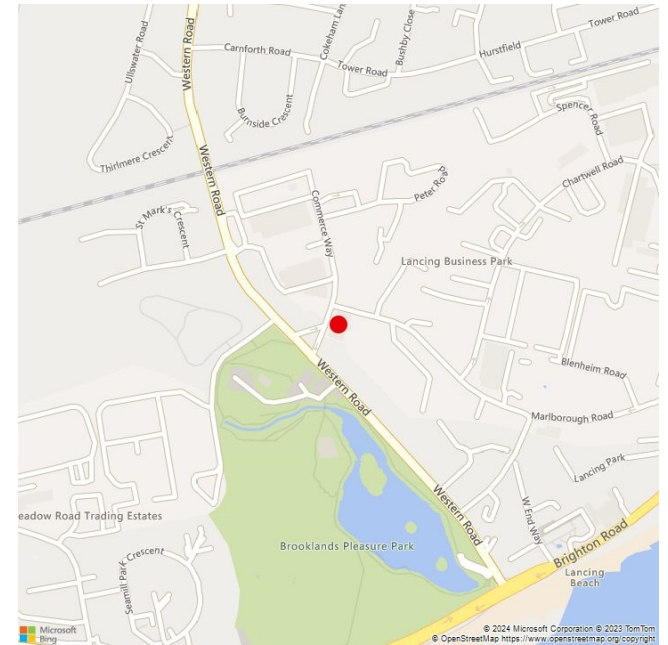
We are informed that VAT is applicable on the terms quoted.

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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