



Front Elevation (facing East)

## COMMUNITY HUB, NEW MONKS PARK, BRIMSTONE ROAD, LANCING, WEST SUSSEX, BN15 9HG

New Build Ground Floor Community Centre  
Located Within New Residential Development  
TO LET / FOR SALE - Offers Invited

2,723 SQ FT (252.97 SQ M) Community Hub can comprise use classes E or F1/F2



# Summary

**New Build Ground Floor  
Community Centre, Located Within  
New Residential Development  
TO LET / FOR SALE – Offers Invited  
2,723 sq ft (253m<sup>2</sup>)**

**Available Size** 2,723 sq ft

**Business Rates** Upon Enquiry

**EPC Rating** Upon Enquiry



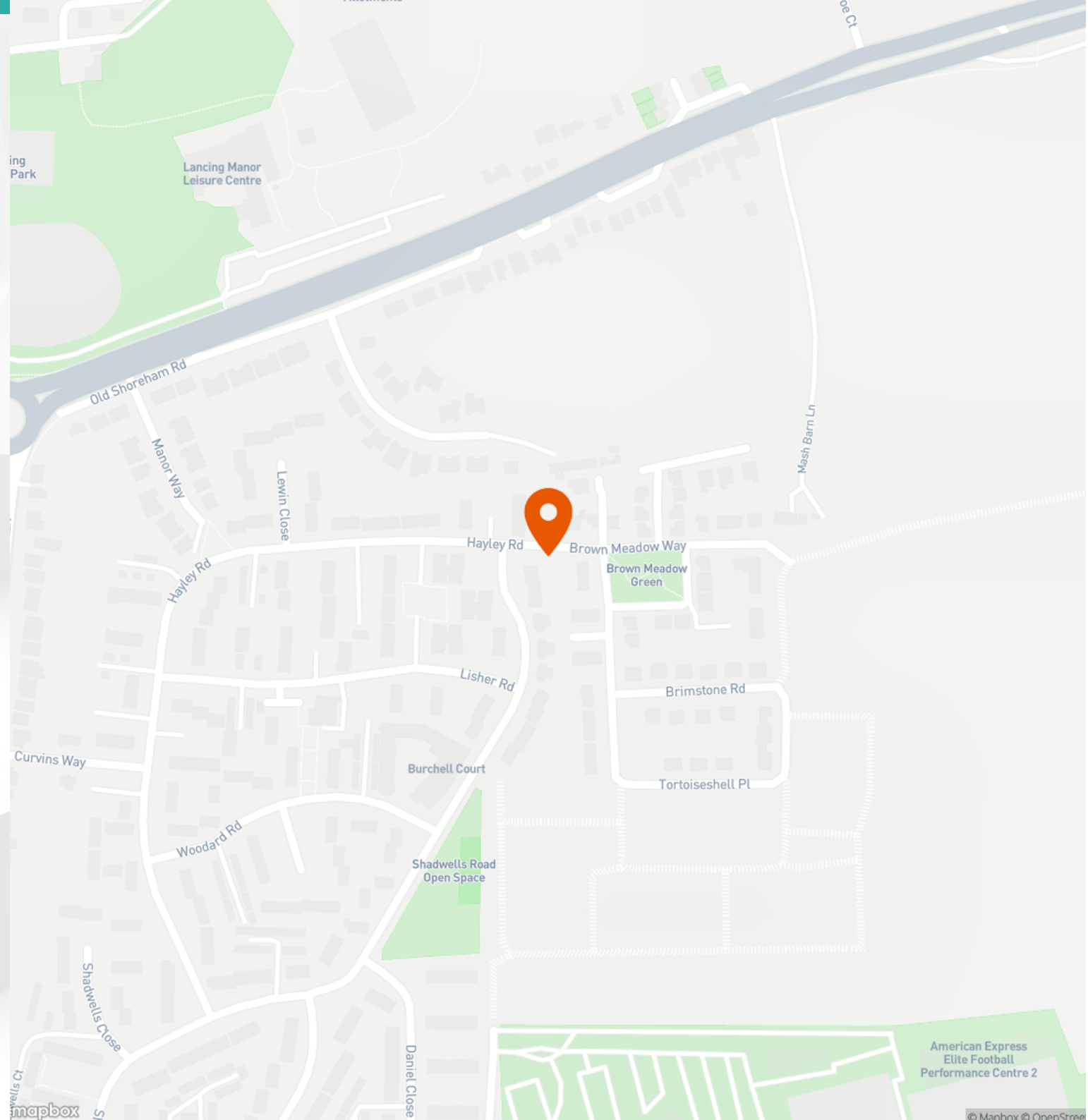


# Location



**Community Hub New Monks  
Park, Brimstone Road,  
Lancing, West Sussex, BN15  
9HG**

New Monks Park is ideally located on the south coast at Lancing and enjoys excellent transport links to Brighton (11 miles ) and Worthing (4 miles ) as well as further afield to Gatwick Airport and Chichester . The new development is accessed off the A27 via Grinstead Lane at the Lancing Manor roundabout or from the A259 south coast road at South Street. The Brighton & Hove Albion FC training centre is located adjacent to the site and Brighton City airport is less than 1 mile to the east.





Computer generated image of view towards Community Centre



# Further Details

## Description

A new build ground floor Community Hub situated within a new flagship residential development of 600 homes currently under construction by CALA Homes. The premises are located in Building B of the development located within the 'phase 2' construction stage due to complete Aug/Sept 2025. The intention is that the premises internally will be delivered to a shell & core finish allowing for the individual occupier to carry out their own specific fit out works.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,723	252.97
<b>Total</b>	<b>2,723</b>	<b>252.97</b>

## Planning Use

Community Hub can comprise use classes E or F1/F2. However interested parties are advised to seek their own enquiries and satisfy themselves that their intended use meets with the local planning authority.

## Terms

To Let on new lease terms or for sale on long leasehold. Rent / Price on Application. Offers and expressions of interest are invited from commercial occupiers.

## Further Community Information

Please see following weblink to the community participation process 'Lancing: now and into the future'. This provides useful interested information of aspirations of local residents etc.

[Report for our Communities, June 2023 - Adur & Worthing Councils \(adurworthing.gov.uk\)](https://adurworthing.gov.uk)

## EPC

To be provided.

## Business Rates

These will be assessed upon completion of the development.

## Estate Charge

There will be an estate charge – full details on request.

## VAT

VAT may be payable on the terms quoted.

## Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Utilities/Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.



## Enquiries & Viewings



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