

**3 MONTHS
RENT FREE AVAILABLE**



2nd Floor, Eschmann House, Lancing Business Park
15 Peter Road, Lancing BN15 8TJ

TO LET

SUBSTANTIAL OFFICES WITH GOOD ON-SITE PARKING

Second floor 440.45 sq m (4,741 sq ft)

Key Features:

- Refurbished to a high standard
- Providing excellent value space
- Air conditioning
- 7 on-site car parking spaces
- On-site EV charging bay
- Out of town business park location
- Easy access of the A27 within 1.5 miles
- Within 900 metres of Lancing Station
- Available to let on a new FRI lease
- Rent £40,000 per annum exclusive
- Superb views over the South Downs
- 3 months rent free available (Subject to terms)





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Location

The subject property forms part of the Lancing Business Park which is an established employment area with a range of accommodation. Directly to the north of the property is the mainline railway and beyond that is a residential area. Lancing station is approx ½ mile to the east of the property.

There are regular bus services on the A259 to the south and Western Road to the west. Lancing is approximately 8 miles to the west of Brighton, 2 miles to the east of Worthing and forms a small town within the built-up coastal strip between the two towns.

Accommodation

The subject premises is arranged over the second floor of this 3-storey building. The premises offer a good quality office specification to include:

- Predominantly open place work space with two partitioned meeting rooms
- Air conditioning
- Carpet tile flooring
- LED lighting panels
- Suspended ceilings
- Perimeter trunking
- uPVC double glazed windows
- Goods lift
- Separate male and female WCs
- Enclosed kitchen

In addition, there are 7 parking spaces to be allocated with the suite, with the option to add additional parking space with an EV charging point.

The property has the following approximate **Gross Internal Area (GIA)**:

Floor	Sq Ft	Sq M
Second	4,741 sq ft	440.42 sq m

EPC

C (70).

Planning

The premises benefits from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The space is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a rental of £40,000 per annum exclusive.

Business Rates

Rateable Value (2023): £22,580

VAT & Legal Fees

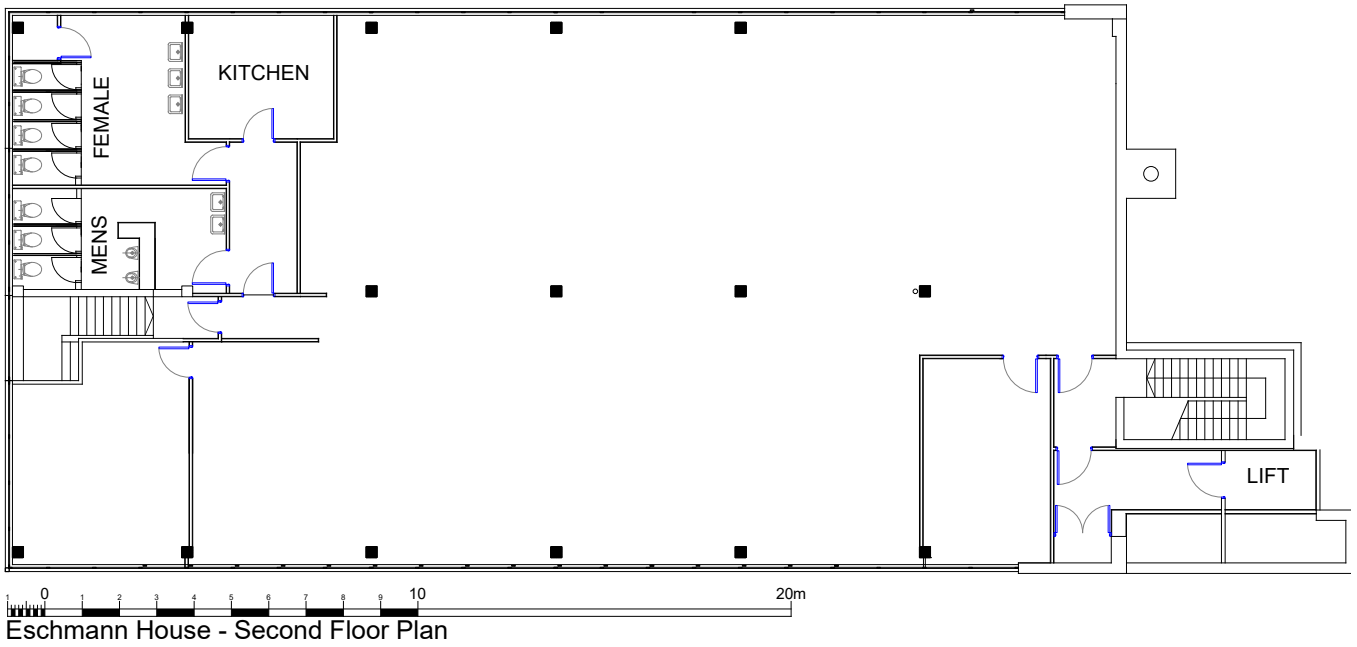
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



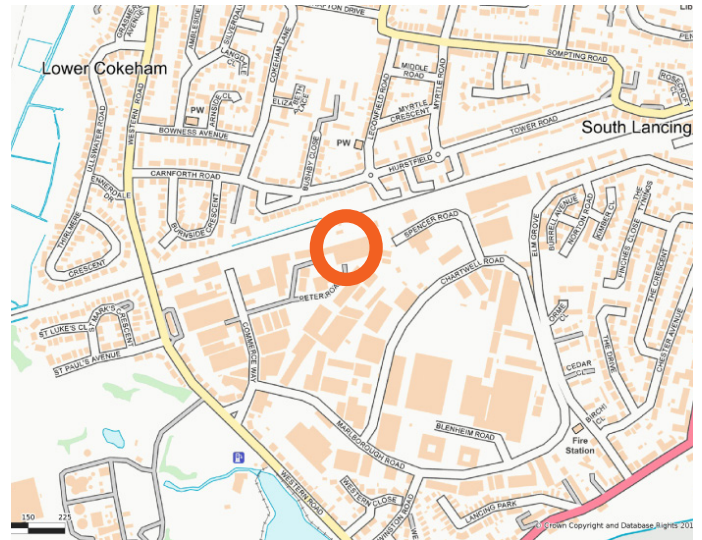


Floor Plans





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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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