



9B Triangle Business Centre
95 Commerce Way, Lancing BN15 8UP

FOR SALE / TO LET

SELF-CONTAINED OFFICE SUITE

Size 76 sq m (820 sq ft)

Key Features:

- Arranged over the first floor of a purpose built office building
- Air conditioned modern and predominantly open plan workspace
- Glass partitioned meeting room
- Fully fitted kitchen, shower cubicle and WC
- Security alarm and door entry system
- LED lighting and suspended ceilings
- Within walking distance of Lancing Station
- Well established business park
- Long leasehold for sale – guide price £150,000
- Car parking





9B Triangle Business Centre
95 Commerce Way, Landing BN15 8UP

Location

The subject property forms part of the Triangle Business Centre situated on the eastern side of Marlborough Road in Lancing. Lancing station is 1 mile to the north-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.

What3words: truly.crew.oval

Accommodation

The subject premises are arranged over the first floor of this office building which has been carefully reconfigured and refurbished to a high standard throughout to create modern, and mainly open plan office accommodation.

The premises benefit from the following amenities:

- Exclusive WCs and shower facilities
- Kitchenette facilities
- Secure, indoor bike store
- Contemporary LED lighting
- 1 dedicated car parking space plus ample parking on the surrounding estate

The property has the following approximate Net Internal Area (NIA):

Suite	Sq M	Sq Ft
1st Floor Suite 9B	76.1	820

EPC

We understand the property has an EPC rating of B 31.

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 long leasehold interest is for sale with offers invited in excess of £150,000.

Alternatively, the property is available to let on a new lease, with a guide rent of £8,500 per annum.

Business Rates

Rateable Value 2023: £7,100

Most occupiers may be eligible to claim small business rates relief, subject to status.

VAT

Rents and prices are quoted exclusive but may be subject to VAT. We are advised that VAT is not payable.

Legal Fees

Each party to bear their own legal costs incurred.

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:

Nick Martin

nm@flude.com

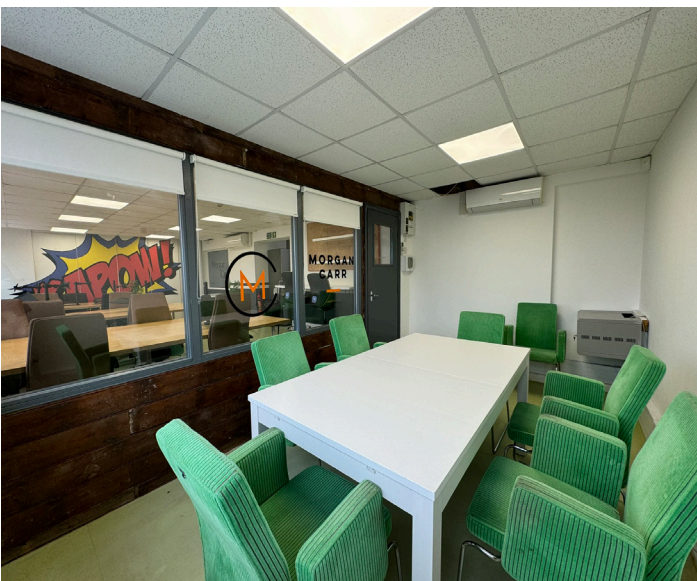
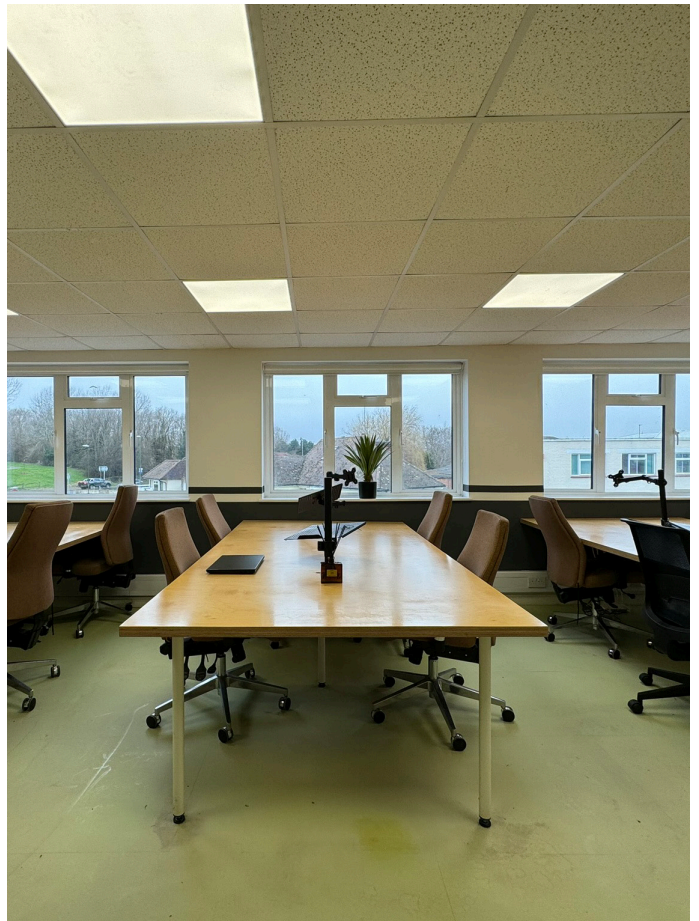
01273 727070

www.flude.com





9B Triangle Business Centre
95 Commerce Way, Landing BN15 8UP



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH