



Modern Office with 6 Car Spaces To Let - 1500 Sq Ft

Unit 4, The Quadrant, Marlborough Road, Lancing, West Sussex, BN15 8TN

£17,500 per annum

Michael
Jones
& Company

The Quadrant, Marlborough Road, Lancing, West Sussex, BN15 8TN

Location

The Quadrant occupies a prominent location on the entrance to the Lancing Business Park, one of the largest commercial centres in Sussex and home to over 150 businesses. There is easy access to the A259 coastal road, within a few hundred yards and is within 3 minutes' drive of the main A27. The city of Brighton and Hove is 9 miles to the east and Worthing town centre is approximately 2 miles to the west.

Description

Unit 4 forms part of a modern and impressive office building split into approximately 14 units. The property comes with 6 allocated car parking spaces, and internally is currently arranged as predominantly open plan with one partitioned meeting room/office and a storage room (It would be possible to remove the partition to create a larger open plan office space if required). There is a kitchen area and WC facility within the office suite. There are double doors from the office out onto the landscaped courtyard with access from main reception entrance. The unit also benefits from self contained entrance directly from the car park.

- **Air Conditioning (Heating/Cooling)**
- **Car Parking Spaces**
- **Attractive Courtyard**
- **Private Kitchen and WC**

- **Meeting Room and Storage**
- **Open Plan Accommodation**
- **Suspended Ceiling with Inset Lighting**
- **Perimeter Data Trunking**
- **Broadband for Fibre Connectivity**
- **Entry Phone System**
- **Shared Main Reception Area**
- **Server/Comms Cupboard**
- **On Site Shower**

Accommodation

The property has approximate total floor area of 1500 sq ft.

Business Rates

The previous occupier paid rates payable of £7106.50 per year. Interested parties are advised to contact the local rates department to verify full costs. An additional £425 is payable for the Lancing Business Park BID Levy

Service Charge

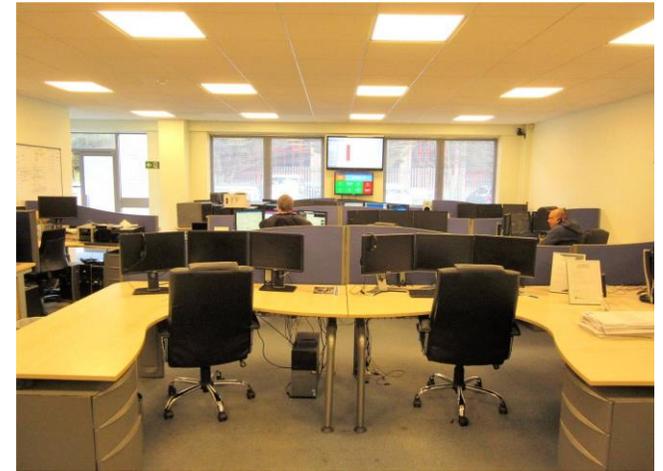
A contribution towards the buildings service and maintenance charge per year is £3168 plus VAT.

Rent

£17,500 per annum

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.



Viewing

Strictly by appointment through Michael Jones Commercial.

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 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

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