



A First Floor Warehouse/Office/Storage Space - To Let – 4000 Sq Ft
Units A5 & A6, Modern Moulds Business Centre, 2 Commerce Way, Lancing, West Sussex, BN15 8TA
£20,000 per annum

Michael
Jones
& Company

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Location

The building is situated on the established Lancing Business Park approximately 2 miles to the east of Worthing and 11 miles to the west of Brighton and Hove. Easy access is gained to both the A27 main trunk road and the A259 coastal road. Lancing mainline railway station is approximately 15 minutes walking distance.

Description

This first floor office/warehouse forms part of a two storey building in the heart of Lancing Business Park. The accommodation provides flexible space which is split into various parts. We believe the premises currently has B1/B2 use, but all interested parties should verify this with the local planning authority. The property benefits from the following:

- **Kitchen & WC's**
- **3 Phase Electricity**
- **Central Heating throughout**
- **3 Car Parking Spaces**
- **Loading Doors in Warehouse/Storage Area with a load bearing solid concrete floor.**

Accommodation

Unit A5

Warehouse/Main Area	2266 sq ft
Office/Store/Assembly Area	230 sq ft
Ladies Locker Room	75 sq ft

Store/Small Office	92 sq ft
WC's and Hallways	unmeasured

Unit A6

Office Space	702 sq ft
Kitchen	160 sq ft
WC & Hallways	unmeasured

Total Area 4000 sq ft (approx)

Tenure

The property is available by way of a new tenancy agreement for a minimum of 3 years.

Business Rates

The rates are currently being reviewed and further information is available on request.

Agents Note

An administration fee of £200 plus VAT is payable to the managing agent by the ingoing tenant for the preparation of the tenancy documents and any referencing.

Rent

£20,000 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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