



Modern First Floor Storage & Office To Let – Approx 4,500 Sq Ft

Unit 1, 25 Marlborough Road, Lancing Business Park, Lancing, West Sussex, BN15 8TR

£14,000 per annum on flexible licence

Michael
Jones
& Company

Unit 1, 25 Marlborough Road, Lancing Business Park, Lancing, West Sussex, BN15 8TR

Location

The property is located in a prominent position in the heart of the Lancing Business Park which is an established industrial estate approximately 3 miles east of Worthing and 10 miles west of Brighton and Hove, easy access is gained to the A259 and A27 trunk roads which area located nearby and provide further access to the A24 and M23 providing access to the M25. Lancing railway station is within 10 minutes walking distance and there are regular bus routes that run along the south coast A259. Other occupiers in the area include Europcar, Bidfood and Sussex Transport.

Description

The property comprises a modern open plan storage and office space located on a first floor mezzanine level. The property benefits from the following amenities:

- **On Site Parking for Approx 5 Cars**
- **Shared Entrance/Reception Area**
- **Shared WC's (Male & Female)**
- **Shower Room**
- **Private Kitchen Area**
- **Glass Partitioned Offices**
- **Offices/Meeting Room**
- **Passenger Lift**

Accommodation

First Floor Storage/Offices 4500 sq ft

Ground Floor

Shared Reception & WC's

Outside

Parking for 5 Cars

Tenure

The property is available by way of a flexible licence agreement.

VAT

VAT is not charged on the rent.

Rent

£14,000 per annum to include rates and heating.

Legal Fees

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

Agents Note

Please be aware access for loading/unloading is restricted to this property being first floor mezzanine.

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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