



Detached Office Building with Rear Store & Parking

4 & 4A Commerce Way, Lancing Business Park, Lancing, West Sussex, BN15 8TA

Rent £14,000 per annum

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LOCATION

The premises is situated on the popular Lancing Business Park which is one of the largest industrial areas in West Sussex. Situated approximately 2 miles east of Worthing and 9 miles west of the city of Brighton & Hove. The location provides easy access to all major town and cities along the south coast via the A259 and A27 trunk roads. Access to London and the north can be found via the A23 and A24 both of which are situated close by. The property is situated in Commerce Way which is close to the entrance to the estate and there are a range of business, office and industrial units.

DESCRIPTION

The premises comprise of a single storey detached office building currently sub divided to form a series of office and meeting rooms. Some of the partition walls could be removed to create a more open plan accommodation. It is also felt that given the property's prominent location in Commerce Way that it would suit a trade counter style use, subject to any required planning consents. To the rear is a separate store/workshop unit which comes with the main building and is accessed via double loading doors. In addition there is a parking/yard area to the rear. The property benefits from the following amenities:

- Separate ladies and gents WC's
- Kitchen area
- 6-8 car spaces to front
- Small rear yard area
- Gas central zoned heating
- Front offices with rear store
- Partitioned offices (could be made more open plan)

TENURE

The property is available by way of a new lease to be negotiated and agreed.

ACCOMMODATION

Front Office 1211 sq ft
Rear Store 400 sq ft

Total Area 1711 sq ft

Parking for 6-8 cars to front.

BUSINESS RATES

The business rates are currently paid by the landlord/occupier. The property may qualify for small business rates relief with further details upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through Michael Jones Commercial.

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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.

Mis representation 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.

