



4000 Sq Ft Ground Floor Warehouse with Extensive Road Frontage

Unit A1, Modern Moulds Business Centre, 2 Commerce Way, Lancing Business Park, BN15 8TA

Rent £25,000 per annum

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LOCATION

The premises are located on a prominent position on the entrance to the Lancing Business Park which is an established estate in West Sussex providing easy access to the A259 coastal road and the A27 main southcoast trunk road. Worthing is approximately 2 miles to the west and Brighton is approximately 9 miles to the east.

DESCRIPTION

Unit A1 forms part of the Modern Moulds Business Centre which provides a scheme of office and industrial units designed for small to medium size businesses. The property comprises a front office/reception area which it is felt is suitable for trade counter type use. To the rear is an open plan warehouse/production area which is accessed by loading doors from the front. There are separate ladies and gents WC's located at the front of the property and the property benefits from gas fired central heating. There is a small yard/loading area to the front of the property with lockable gate. There is also 3 allocated car parking spaces to the front.

ACCOMMODATION

The property has a total gross internal area of approximately 4000 sq ft.

BUSINESS RATES

Tenant is responsible to pay rates direct to the local council. It is possible that the premises benefit from small business rates relief subject to the tenants status. Further details are available by contacting Worthing & Adur Council.

AGENTS NOTE

Please note the first floor is not available in this letting as this is let out separately.

SERVICE CHARGE

There is a charge for general upkeep and repairs. Further

details available.

TENURE

The property is available to let on a simple tenancy agreement.

TENANCY AGREEMENT FEE

There is a charge of £200 payable to cover admin costs of preparing and completing the tenancy agreement.

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.

