

FREEHOLD FOR SALE

COMMERCIAL BUILDING - 6,221 ft² + parking



4 WAYSIDE, 7 COMMERCE WAY

LANCING BUSINESS PARK BN15 8SW



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated on a well known business park between Brighton and Worthing, conveniently accessible to Lancing town centre, railway station, bus services, the A259 coast road and A27. The business park is a Business Improvement District www.lancingbusinesspark.co.uk, and accommodates a wide range of industrial, technology and office businesses including Paula Rosa Manhattan, Bidfood, Equiniti, SIG, Adur & Worthing Council, Sussex Transport and VOSA.

Description

The property comprises a three storey building that offers flexible accommodation and may suit a variety of office, light industrial, storage or other uses (subject to any necessary consents). The first and second floors have been fitted to a high standard as offices, training and meeting rooms, with features including suspended ceilings with recessed lighting, carpeting and window blinds. The ground floor is presently used for a mixture of storage/light industrial purposes. The property benefits from double glazed windows, gas central heating, a loading door and 12 onsite car parking spaces.

Ground Floor	Partitioned as various areas, loading bay, male and female WCs	2,138 ft ²	198.63 m ²
First Floor	Partitioned as various open plan areas and separate rooms	2,039 ft ²	189.43 m ²
Second Floor	Partitioned as various open plan areas and separate rooms	2,044 ft ²	189.89 m ²
TOTAL FLOOR AREA		6,221 ft²	577.95 m²
Exterior	12 onsite car parking spaces		

Terms

Offers are invited in the region of **£585,000** for the **FREEHOLD** interest with vacant possession.

Rateable Value £23,000

EPC Rating D - 85

Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate

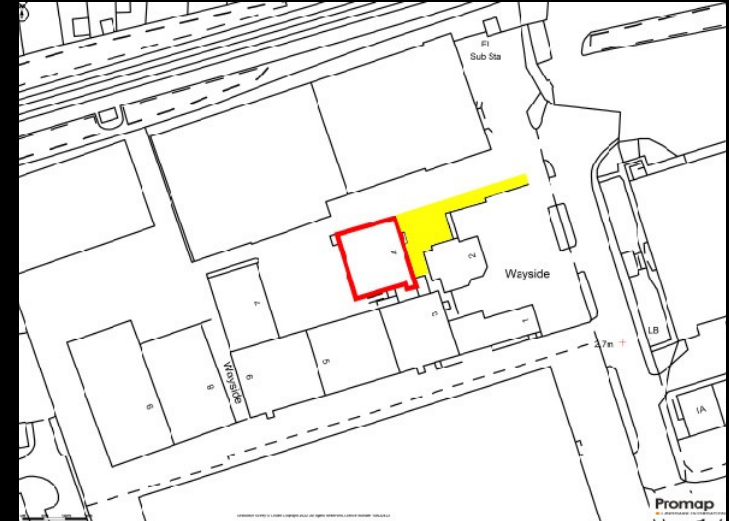
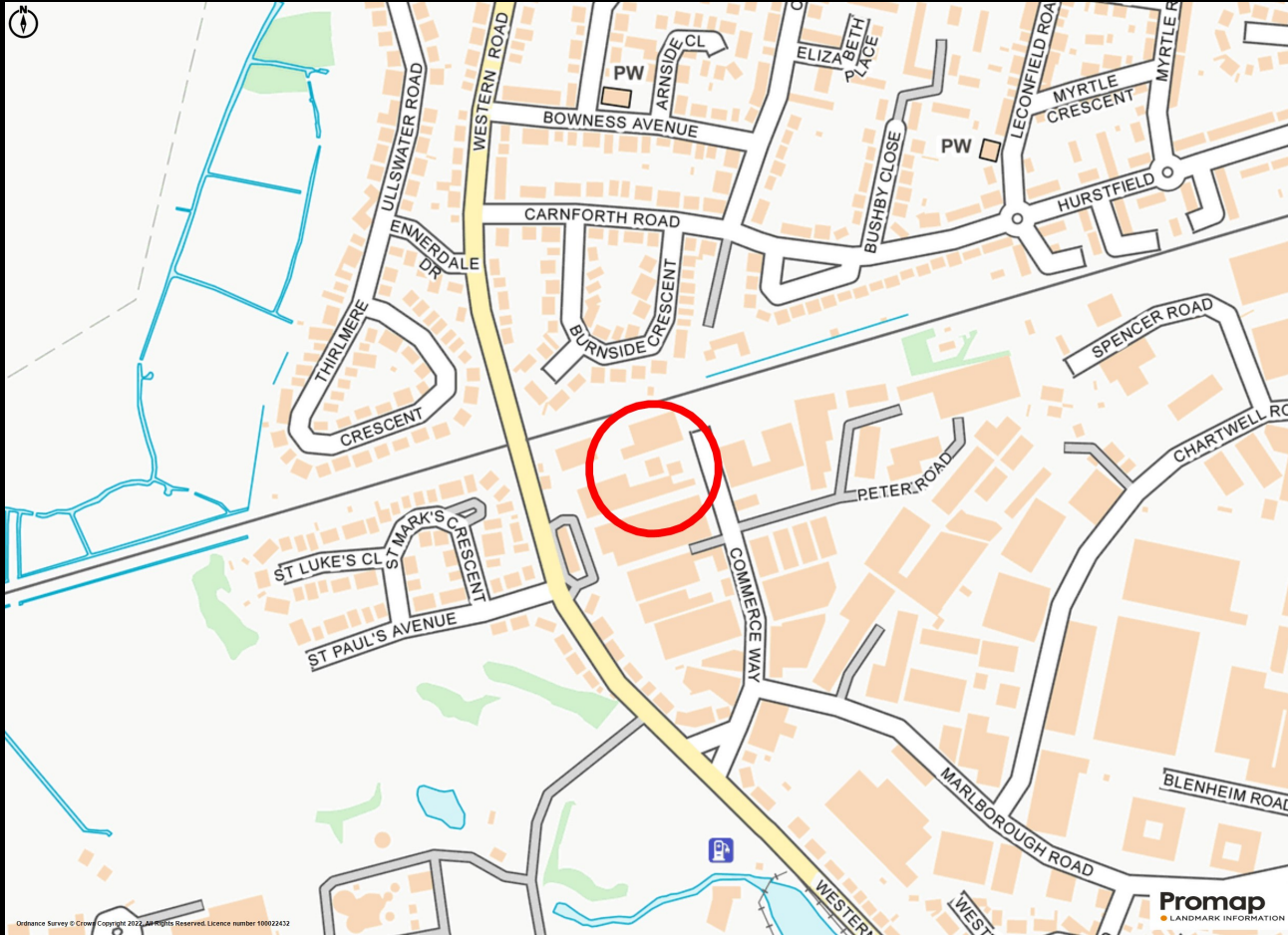


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