

# FREEHOLD FOR SALE

## COMMERCIAL BUILDING - 6,221 ft<sup>2</sup> + 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](http://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.

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

## Terms

**OFFERS** are invited in the region of **£585,000** for the **FREEHOLD** interest.

The property is offered with full vacant possession by the current owner/occupier, however, a licensee that occupies part of the first floor for office purposes has expressed an interest in remaining in occupation by arrangement with a purchaser. There is also a licensee of two rooms with separate WC on the ground floor that would be interested in remaining in occupation.

**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

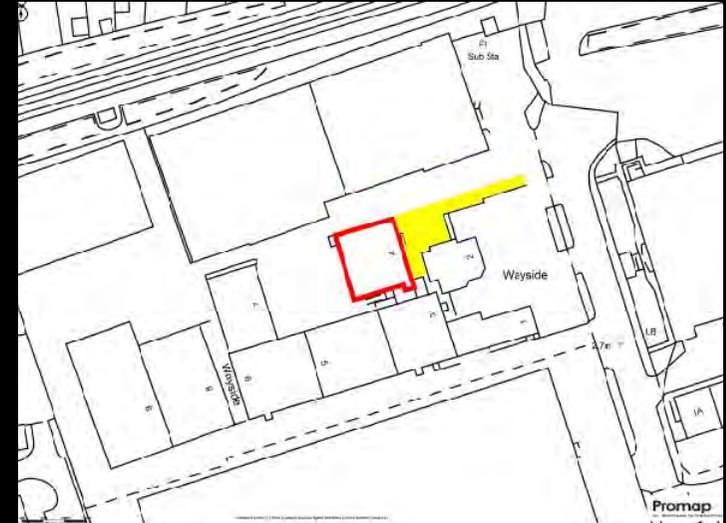
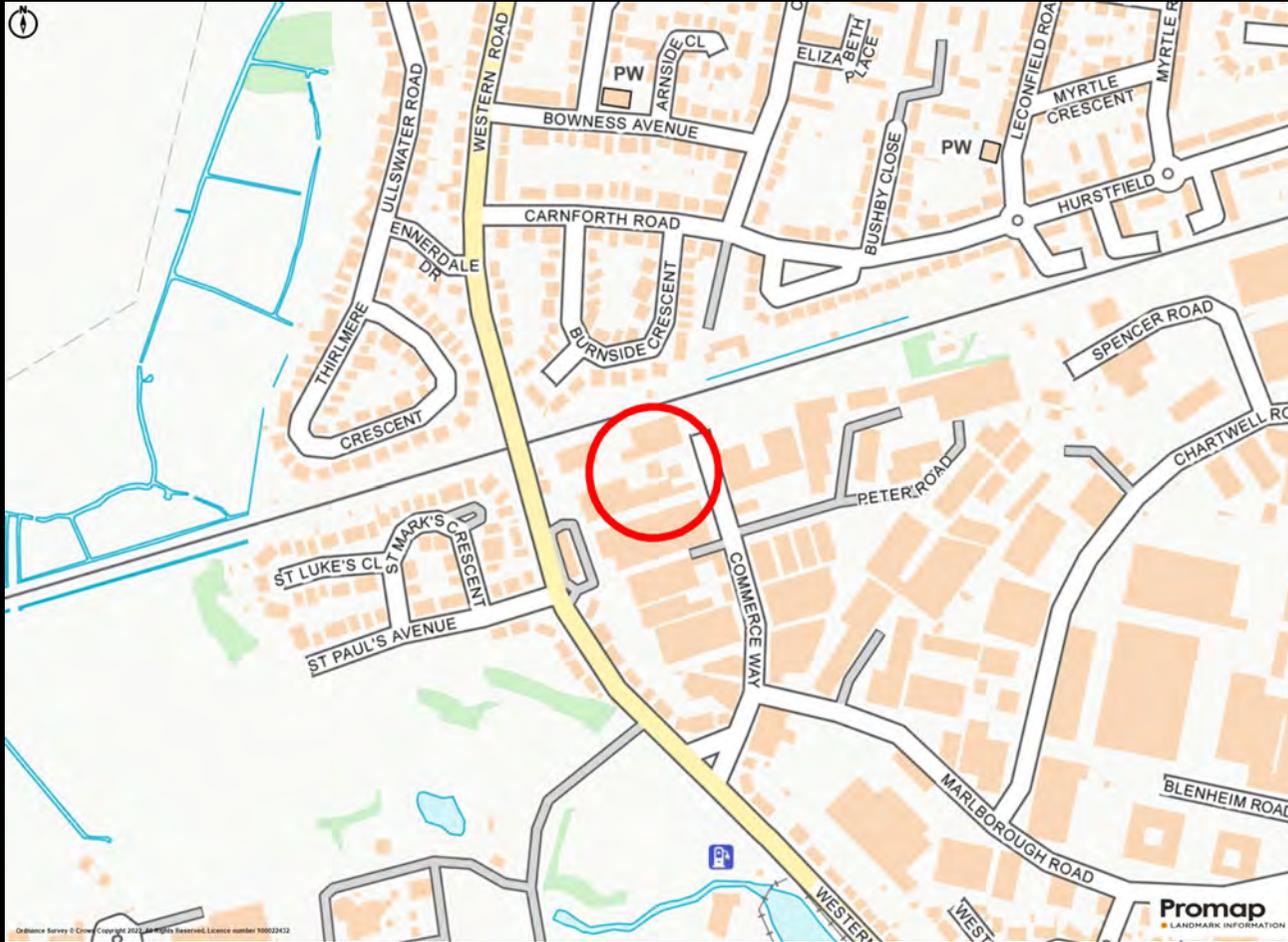


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