



**OFFICE/ STORAGE / LIGHT  
INDUSTRIAL**

763 Sq Ft  
(71 Sq M)

**RENT: £10,000 Per Annum**

## Versatile Light Industrial Unit on Popular Lancing Business Park

- + Situated on Popular Lancing Business Park in Lancing, West Sussex
- + Superb Transport Links to A259 & A27
- + Available by Way of New FR&I Lease
- + Suit a Variety of Commercial Uses (stpc)
- + Allocated Parking
- + Occupation Available Immediately
- + Viewing Highly Recommended



## Location

The unit is located on the Wayside, Commerce Way and occupies a prominent position within the well established Lancing Business Park. Situated approximately 3 miles from the popular seaside town of Worthing (east) and 10 miles from the city of Brighton (west). The estate has superb transport links to surrounding areas which are via the A259 coast road and the A27 trunk road. Lancing railway station with its regular services along the south coast and north to London (journey time of 1 hour and 20 minutes) is half a mile walk from the estate. The Business Park which is one of the most popular in Sussex, forms part of a Business Improvement District (BID) and accommodates a wide range of industrial, technology and office businesses including Paula Rosa Manhattan, Bidvest, Equiniti, SIG, Adur & Worthing Councils, SouthLink, Sussex Transport and VOSA.

## Description

Unit 5c forms part of the well established Wayside Industrial Estate which provides multiple modern light industrial units designed for a variety of local and regional business's.

Internally, the unit is presented in a shell and core condition, allowing the incoming occupier to fit out the accommodation to their own specification. The open plan warehouse offers great versatility for light industrial, office or storage uses. Benefitting from concrete flooring, LED lighting, ample plug sockets and 3 phase electricity.

Externally the property offers one allocated parking space together with convenient pedestrian access from both front and rear of the building.

This is seen as a rare opportunity to acquire a versatile industrial space located on one of Sussex's most popular Business Parks and viewing is highly recommended.

## Accommodation

| Floor / Name | SQ FT      | SQM       |
|--------------|------------|-----------|
| Warehouse    | 763        | 71        |
| <b>Total</b> | <b>763</b> | <b>71</b> |

## Terms

The property is available by way of a new FR&I Lease with terms to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £8,900. It is therefore felt that subject to Tenant status that 100% small business rates relief may be applicable. Interested parties are asked to contact Adur & Worthing Councils to ascertain what relief may be applicable to their business

## Summary

**Rent** – £10,000 Per Annum Exclusive

**VAT** – Not To Be Charged

**Legal Costs** – Incoming tenant to cover Landlords legal costs

**EPC** – B (47)

**Service Charge**- Approx. £850 Per Annum

**AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence proof identifying the source of funds being relied upon to complete the transaction

## Viewing & Further Information

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