



JORDAN & COOK

ESTATE AGENTS & CHARTERED SURVEYORS SINCE 1860

MODERN INDUSTRIAL UNIT
TO LET
5842 sq ft (543 sq m)



Unit 4 Marlborough Business Centre, Marlborough Road,
Lancing Business Park, Lancing BN15 8TR

- Part of a Substantial Industrial Estate
- Good Access to A259 and A27 Coastal Roads
- Roller Shutter Loading Door – 16ft Height 12ft Width
 - Eaves Height 22'6"

WWW.JORDANANDCOOK.COM

ADDRESS : 31 CHAPEL ROAD, WORTHING, WEST SUSSEX BN11 1EG

TELEPHONE : 01903 821919

FAX : 01903 215379 EMAIL : COMMERCIAL@JORDANANDCOOK.CO.UK



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**Unit 4 Marlborough Business Centre, Marlborough Road, Lancing Business Park,
Lancing, BN15 8TR**

LOCATION

The unit is located in Marlborough Road on the northern end of the Lancing Business Park, which is approximately mid way between Worthing and Shoreham and benefits from having access to both the A27 south coast trunk road and the A259 coast road.

DESCRIPTION

The unit comprises steel portal frame with brick facing and part profiled metal clad elevations beneath a pitched roof with roof lights.

The eaves height is approx 22ft 6in max and the unit has a full height loading door. The unit offers office space/storage via a mezzanine area (please see below for areas). There is ample parking/loading area in front of the unit.

ACCOMMODATION

All areas are approximate and have been measured on a gross internal basis

Ground Floor	FF Mezzanine	TOTAL
3074 sq ft (286 sq m)	2786 sq ft (257 sq m)	5842 sq ft (543 sq m)

LEASE

The premises are available on a full repairing and insuring lease terms to be agreed.

RENT

£25,500 per annum exclusive

COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

RATEABLE VALUE

The valuation office internet site informs us that this unit has a rateable value of £21,250. Business rates for the year commencing 1st April 2010 are charged at 41.4p in the £. However, the actual amount of rates payable can be affected by Transitional Relief and/or new Small Business Relief legislation. For confirmation of the exact rates payable for this property please contact the local charging authority.

EPC

We are informed an Energy Performance Certificate is currently being undertaken.

VIEWING

Strictly by appointment
through Agents

Jordan & Cook Chartered Surveyors
31 Chapel Road, Worthing, West Sussex
Tel: 01903 821919 Fax: 01903 215379

Contact: Brian Hooker FRICS

E-mail: commercial@jordanandcook.co.uk Website: www.jordanandcook.com

THE PROPERTY MISDESCRIPTIONS ACT

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