

**TO LET**

**UNIT A**

**Modern Moulds Business Centre, 2-3 Commerce Way, Lancing BN15 8TA**

## Ground Floor Office/Workshop

### Location

The premises are located on Lancing Business Park. The business park is an established estate in West Sussex providing easy access to the A259 coastal road and the A27 main south coast trunk road.

Worthing is approximately 2 miles to the west and Brighton is approximately 9 miles to the east.

### Description

Having a prominent position fronting Commerce Way, Unit A forms part of the Modern Moulds Business Centre which provides a scheme of office and industrial units designed for small to medium sized businesses looking for flexible agreement terms, without onerous commitments or repairing liabilities.

The property is accessed through a pedestrian door. Upon entry, the main area can be configured to suit the occupiers needs, with a separate storage/office space to the rear.

The unit benefits from gas central heating, suspended ceilings with inset lighting and ample power points throughout.

The unit further benefits from two allocated parking spaces.



**£775.00 pcm**

### Accommodation

The property has a prominent road frontage on Commerce Way with gross internal area of approximately: 700 sq. ft.

### Further details

The unit benefits from the following:

- Three Phase Power available
- Gas Central Heating
- Ample Power
- Allocated Parking Spaces
- On Site CCTV For Added Security
- Ideally suited to retail/trade counter/office

### Legal costs

Occupier is to pay £100 for the preparation of the Hiring Agreement.

### Agreement Fees

£775.00 per month.

### TERMS

The Property is available to let on flexible terms. Further details available upon request

### Business Rates

Properties with a rateable value of less than £12,000 are eligible for 100% small business rates relief, interested parties are advised to contact Adur & Worthing Councils rates department on 01903 221061 to verify the above and to enquire as to what entitlement they have for rates relief.

### VAT

All prices are quoted exclusive of, but are subject to VAT at the prevailing rate.

**For further information or to arrange a viewing please call 01903 753255 or email [Emma@mmbusinesscentre.com](mailto:Emma@mmbusinesscentre.com)**