



**To Let**

## **Serviced Office Suites With Parking To Let - Flexible Terms**

Brooklands House, 58 Marlborough Road, Lancing, West Sussex, BN15 8AF

**From £400 per month**

**Michael  
Jones  
& Company**



# Brooklands House, 58 Marlborough Road, Lancing, West Sussex, BN15 8AF

## Location

Brooklands House is located within the popular Lancing Business Park home to a number of companies that include 3663 Group, Parafix, Sussex Transport, Equiniti, Paula Rosa and Pasante. The park is situated approximately 60 miles south of London and 7 miles west of the city of Brighton.

Lancing Business Park is within 5 minutes walking distance of the seafront and is immediately adjacent to Western Road which links to the A27 trunk road and the A259 coast road. Lancing Railway Station is approximately a 10 minute walk from the offices.

## Description

Brooklands House is a prominent and purpose built office building located over two floors. The building has been split into a series of office suites offering a wide range of sizes for small to medium sized businesses. Included is a recently refurbished main front reception area, 24 hour access and 130 on site car parking spaces. There is further free parking located close by too. There are shared kitchens and staff facilities on each floor.

## Amenities

- Refurbished Office Space
- Over 130 Car Parking Spaces on Site Available on a First Come, First Served Basis
- 24 Hour Access
- Passenger Lift
- Central Heating & Air Conditioning
- DDA Compliant
- CAT 5e Cabling
- Broadband Services Available (by separate negotiation)

- Carpeting Throughout
- Meeting Rooms Available to Hire

## Availability

The following office suites are currently available to let:

Office Suite	Floor	Sq Ft	Rent
FF15	FF	425	£975pcm
GF01	GF	210	£400pcm

## VAT

VAT is not currently charged on the quoting terms.

## Terms and Fees

Offices are available on a flexible all inclusive basis (rent, service charge, electricity, waste disposal, security system, fire safety checks, routine decoration and re-decoration of common parts, internal and external maintenance, lift maintenance and joint use of the common parts to include kitchen and WC's).

## Business Rates

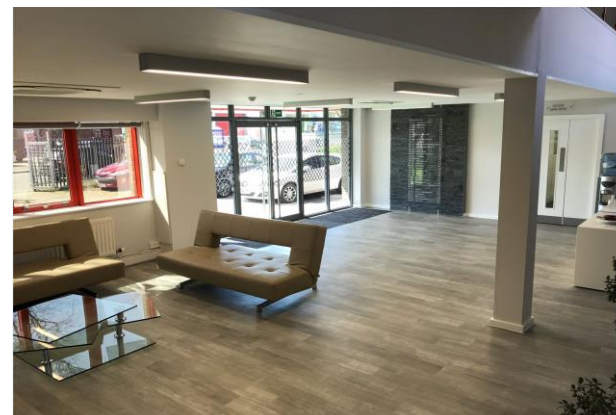
Properties with a rateable value of less than £12,000 are eligible for 100% small business rates relief, interested parties are advised to contact Adur & Worthing Councils rates department on 01903 221061 to verify the above and to enquire as to what entitlement they have for rates relief.

## Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

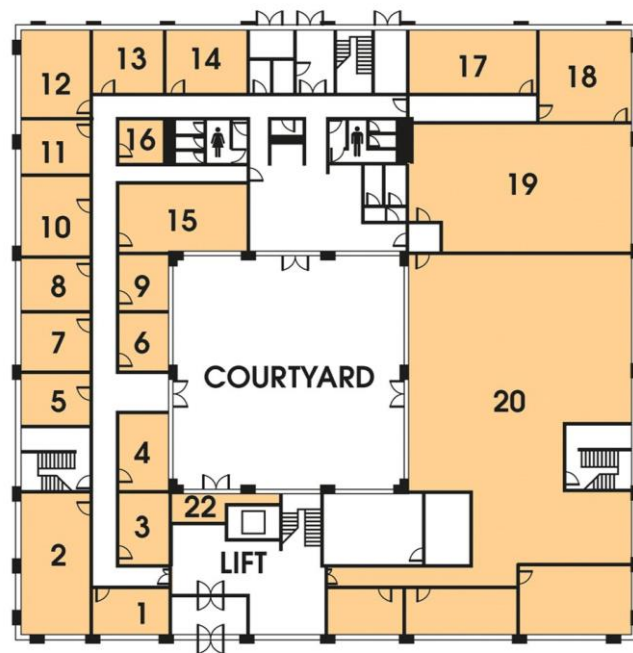
## Viewing

Strictly by appointment through Michael Jones Commercial.

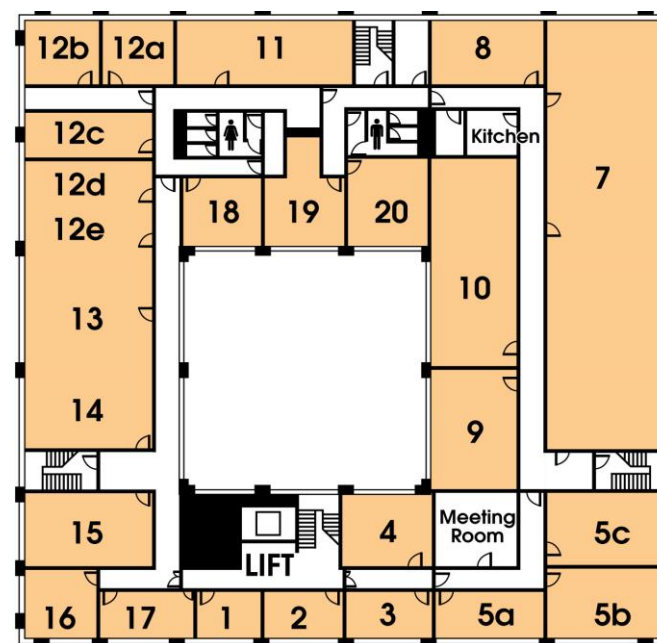


**Michael Jones & Company Commercial**

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Ground Floor



First Floor

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All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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