

SHW

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TO LET

INDUSTRIAL AND WAREHOUSE – 5,159 SQ FT (479.26 SQ M)

77 Marlborough Road, Lancing, BN15 8UF

DESCRIPTION

The premises comprises a detached, twin-bay warehouse of portal frame construction with pre-cast concrete panel elevations with a pitched insulated roof. There is a single roller shutter door on the rear elevation, accessed via driveway opening onto a surfaced yard. There is subdivided office space fronting Marlborough Road.

LOCATION

Marlborough Road is situated at the heart of the Lancing Business Park between Worthing (2 miles to the west) and Brighton (10 miles to the east). Strategically located providing access to the A27 dual carriageway and the A259 coast road providing further links to the A23 and M23 to the east.

Lancing station is approximately 5 minutes' walk away which provides direct services to London Victoria (79 minutes).

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground floor	5,159	479.26
TOTAL	5,159	479.26

AMENITIES

- Three phase electricity
- WCs
- Parking
- Gas blow heater
- Rear goods entrance
- Minimum eaves height is 2.86m
- Maximum is 3.66m

TERMS

A new lease is available for a term to be agreed.

RENT

£ 35,000 pax

RATES

The rateable value for this property is £25,000.

VAT

VAT will not be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

Each unit has an EPC rating of E.



VIEWINGS – 01903 22900

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