



Unit 2

The Quadrant, Lancing, BN15 8UW

**TO LET Open Plan Office
Space
Rental £36,000 Per Annum**

2,689.14 sq ft
(249.83 sq m)

- Allocated Parking for 10 Cars
- Open Plan Space
- Aircon & Heating

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Summary

Available Size	2,689.14 sq ft
Rent	£3,000 Per month
Rates Payable	£14,848 Per annum
Rateable Value	£29,000
Service Charge	Further details available on request
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (81)

Description

Well presented open plan office space, with excellent natural light communal reception entrance as well as own private ground floor entrance. The unit comes with 10x allocated parking spaces as well as being fitted with air-con and heating with Cat 2 Lighting and Cat 5 cabling throughout the unit.

Location

The property occupies a prominent position on Lancing Business Park at the main entrance of Marlborough Road, which leads out onto the main coastal trunk road, with good access up to the A27 trunk road also.

Accommodation

The accommodation comprises the following areas:

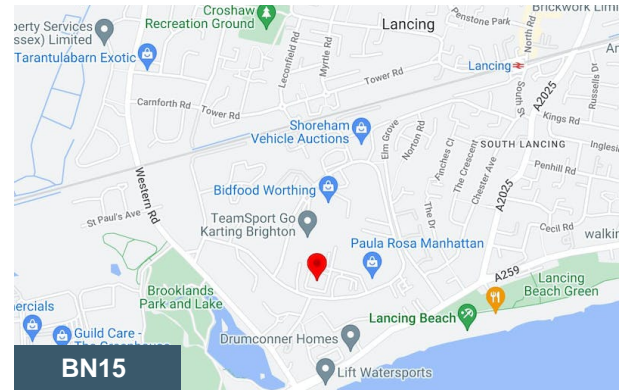
Name	sq ft	sq m
Ground - Ground Floor Office Space	2,689.14	249.83
Total	2,689.14	249.83

Viewings

Viewings can be arranged via landlords sole agents Newlands Property.

Terms

Available on a new FRI lease with terms to be agreed and asking rental of £36,000 per annum



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Viewing & Further Information



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