



The Quadrant

Lancing, BN15 8UW

**TO LET - Office Suites &
Parking
Rental £12sq.ft**

2,650 to 5,589 sq ft
(246.19 to 519.24 sq m)

- New Lease
- Allocated parking
- Spacious Bright Suites

The Quadrant, Lancing, BN15 8UW

Summary

Available Size	2,650 to 5,589 sq ft
Rent	£12 per sq ft
Business Rates	Upon Enquiry
Service Charge	Further details available on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (50)

Description

The available suites are located on the first floor of the building with access the main entrance lobby there is a passenger lift as well as shower facilities on site, bike storage and parking for approx 10x cars per suite.

The suites has excellent natural light with windows round the entire space, carpeted floors and suspended ceilings with lighting.

Location

The property is located on the well established Lancing Business Park, just off the main A259 coastal road and with links up to the A27 trunk road. Lancing is just East of Worthing and Brighton is a further 10miles to the East.

Accommodation

The accommodation comprises the following areas:

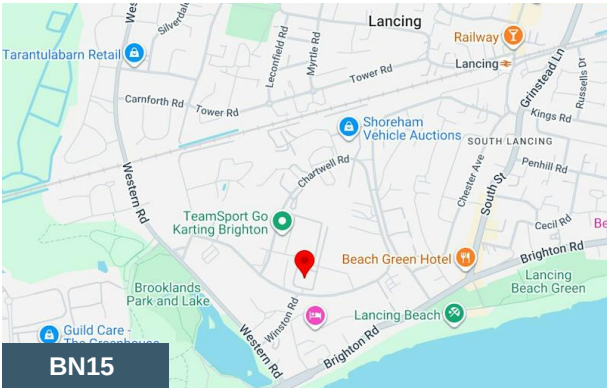
Name	Building Type	sq ft	sq m	Rent
1st - Suite 8	Office	2,939	273.04	£35,268 /annum
1st - Suite 10-10a	Office	2,650	246.19	£31,800 /annum
Total		5,589	519.23	

Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

Terms

The suites are available on a new FRI lease with terms to be agreed.



Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com

Energy performance certificate (EPC)

Unit 10 The Quadrant 60 Marlborough Road LANCING BN15 8UW	Energy rating B	Valid until: 21 May 2035
		Certificate number: 2760-3465-1259-2408-9321

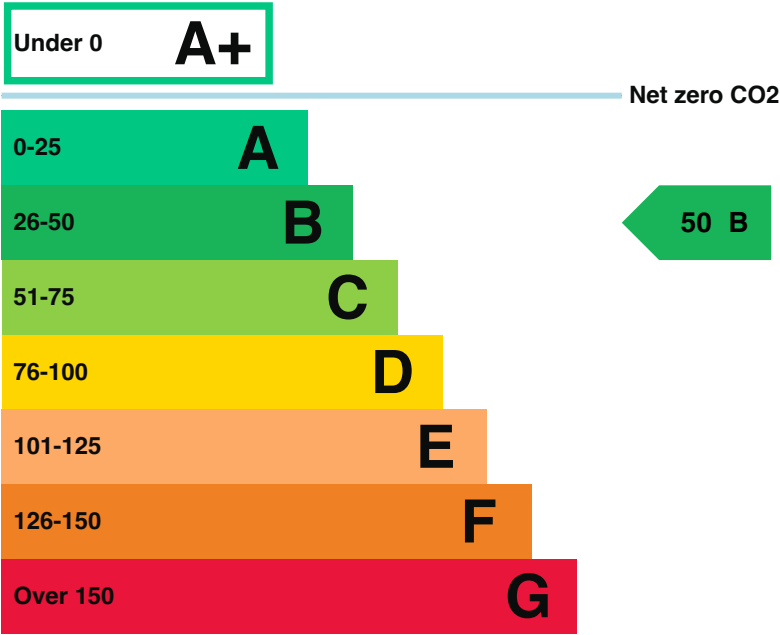
Property type	Offices and Workshop Businesses
Total floor area	583 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property’s energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	2 A
If typical of the existing stock	7 A

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	11.02
Primary energy use (kWh/m2 per year)	122

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4978-1445-6292-0625-3202\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Becky Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Energy Performance Projects
Employer address	Flat 2 Van Alen Building, 24-30 Marine Parade, Brighton, BN2 1WP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 May 2025
Date of certificate	22 May 2025