



Front Elevation (facing East)

COMMUNITY HUB, NEW MONKS PARK, BRIMSTONE ROAD, LANCING, WEST SUSSEX, BN15 9HG

New Build Ground Floor Community Centre
Located Within New Residential Development
TO LET / FOR SALE - Offers Invited

2,723 SQ FT (252.97 SQ M) Community Hub can comprise use classes E or F1/F2



Summary

**New Build Ground Floor
Community Centre, Located Within
New Residential Development
TO LET / FOR SALE – Offers Invited
2,723 sq ft (253m²)**

Available Size	2,723 sq ft
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Business Rates	Upon Enquiry
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EPC Rating	Upon Enquiry
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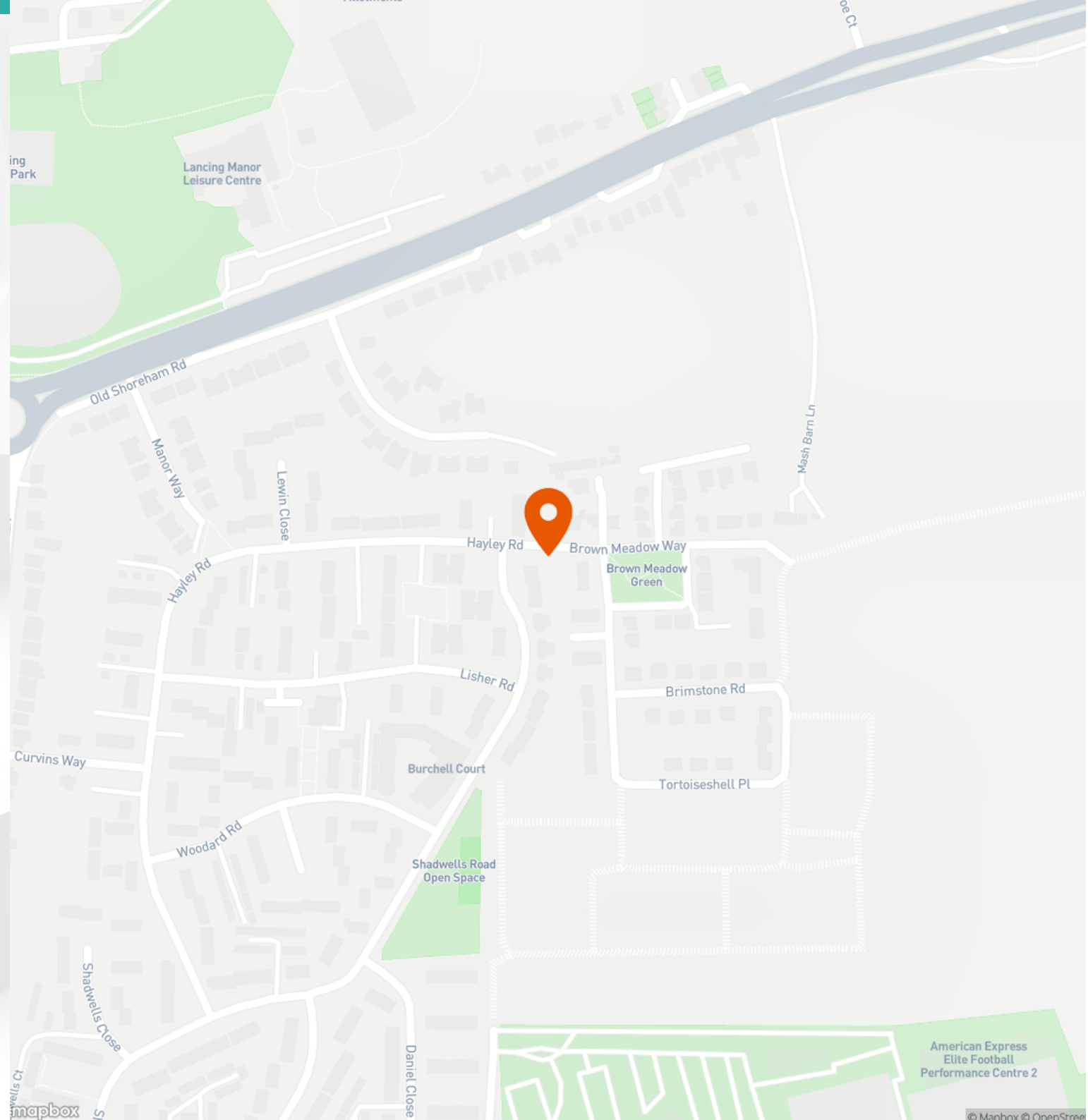


Location



**Community Hub New Monks
Park, Brimstone Road,
Lancing, West Sussex, BN15
9HG**

New Monks Park is ideally located on the south coast at Lancing and enjoys excellent transport links to Brighton (11 miles) and Worthing (4 miles) as well as further afield to Gatwick Airport and Chichester . The new development is accessed off the A27 via Grinstead Lane at the Lancing Manor roundabout or from the A259 south coast road at South Street. The Brighton & Hove Albion FC training centre is located adjacent to the site and Brighton City airport is less than 1 mile to the east.





Computer generated image of view towards Community Centre

Further Details

Description

A new build ground floor Community Hub situated within a new flagship residential development of 600 homes currently under construction by CALA Homes. The premises are located in Building B of the development located within the 'phase 2' construction stage due to complete Aug/Sept 2025. The intention is that the premises internally will be delivered to a shell & core finish allowing for the individual occupier to carry out their own specific fit out works.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,723	252.97
Total	2,723	252.97

Planning Use

Community Hub can comprise use classes E or F1/F2. However interested parties are advised to seek their own enquiries and satisfy themselves that their intended use meets with the local planning authority.

Terms

To Let on new lease terms or for sale on long leasehold. Rent / Price on Application. Offers and expressions of interest are invited from commercial occupiers.

Further Community Information

Please see following weblink to the community participation process 'Lancing: now and into the future'. This provides useful interested information of aspirations of local residents etc.

[Report for our Communities, June 2023 - Adur & Worthing Councils \(adurworthing.gov.uk\)](https://adurworthing.gov.uk)

EPC

To be provided.

Business Rates

These will be assessed upon completion of the development.

Estate Charge

There will be an estate charge – full details on request.

VAT

VAT may be payable on the terms quoted.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Utilities/Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.



Enquiries & Viewings



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