



SERVICED OFFICES

325 – 750 Sq Ft
(30 – 39 Sq M)

RENT: FROM £675 PCM

Well Located & Presented Serviced Office Suites To Let

- + Situated on Popular Lancing Business Park in Lancing, West Sussex
- + Situated Close To A259 & A27 Roads. Short Walk To Lancing Railway Station
- + Flexible Licence Terms Available
- + Attractive Reception Area
- + On-Site Car Park With 130 Spaces
- + Offices Available For Immediate Occupation
- + Suit Variety of Commercial Occupiers



Location

Brooklands House is situated at the southern end of the business park, close to the estate entrance off Western Road. Lancing Business Park is situated approximately 3 miles from the popular seaside town of Worthing (east) and 10 miles from the city of Brighton (west). The estate has superb transport links to surrounding areas which are via the A259 coast road and the A27 trunk road. Lancing railway station with its regular services along the south coast and north to London (journey time of 1 hour and 20 minutes) is half a mile walk from the estate. The business park which is one of the most popular in Sussex, forms part of a Business Improvement District (BID) and accommodates a wide range of industrial, technology and office businesses including Paula Rosa Manhattan, Bidvest, Equiniti, SIG, Adur & Worthing Councils, SouthLink, Sussex Transport and VOSA.

Description

Brooklands House is a prominent and purpose built office building located over ground and first 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 front reception area, 24 hour access to the building 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
- 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

Accommodation & Availability Schedule

Floor / Name	SQ FT	SQM	Rent
GF12 (Ground Floor)	325	30	£675 PCM
FF15 (First Floor)	425	39	£925 PCM
Total	750	69	

Terms

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). Further details available upon request.

Business Rates

Properties with a Rateable Value of less than £12,000 are eligible for 100% small business rates relief. It is felt these offices would qualify for relief, subject to Tenant status.

Summary

- + **Rent** – From £675 PCM
- + **VAT** – Not To Be Charged On The Rent
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – D(87)

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309
sarah@justiceandco.co.uk

Jake Collins

01903 251 600 / 07508 326 679
jake@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk