



**Unit 3, Lancing Business Park**  
15 Peter Road, Lancing BN15 8TJ

**TO LET**

## REFURBISHED OFFICE ACCOMMODATION

Ground and first floor 520 sq m (5,602 sq ft)

### Key Features:

- Established business park location
- Recently refurbished to a high standard
- Good parking provisions
- Ground floor waiting area
- First floor offices / lab space – can be made open plan
- Personnel / goods lift access
- Welfare facilities on ground and first floor
- DDA compliant





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### Location

The property is located on Peter Road towards the northern boundary of the Lancing Business Park. Lancing Business Park is the principle business area of Lancing comprising a circa 93 acre estate. Road access to the estate is via Western Road / Busticle Lane which links to the A27 approximately 1.2 miles to the north of the estate and to the A259 South Coast Road approximately 400 metres to the south.

### Accommodation

The space has recently been refurbished into high quality office space. There is a ground floor office / waiting area with welfare facilities. The first floor is split into 3 main office / lab areas. These can be made open plan. Fixture and fittings can be made available by negotiation.

There is a generous parking provision with 10 parking spaces in the front forecourt.

The property has the following approximate IPMS Office 3 :

Floor	Sq Ft	Sq M
Ground	275 sq ft	25 sq m
First	5,327 sq ft	495 sq m
<b>Total</b>	<b>5,602 Sq Ft</b>	<b>520 Sq M</b>

### EPC

TBC

### Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

### Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £6.50 per sq ft per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

### Business Rates

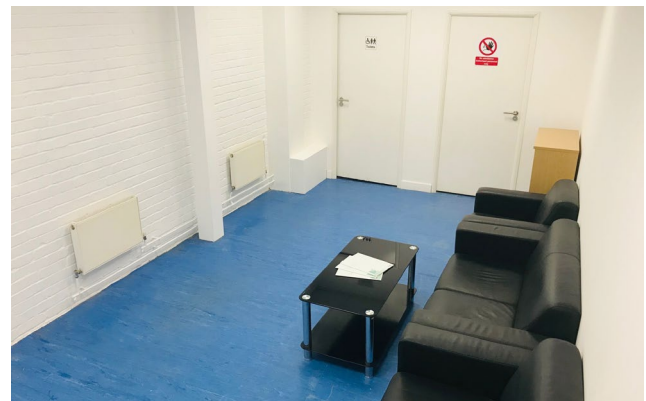
Rateable Value (2017): £42 per sq m.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

### VAT & Legal Fees

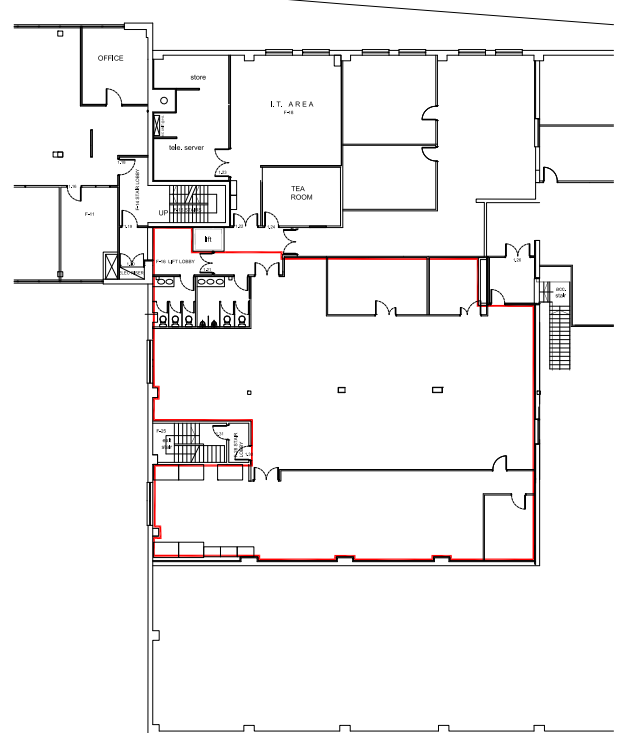
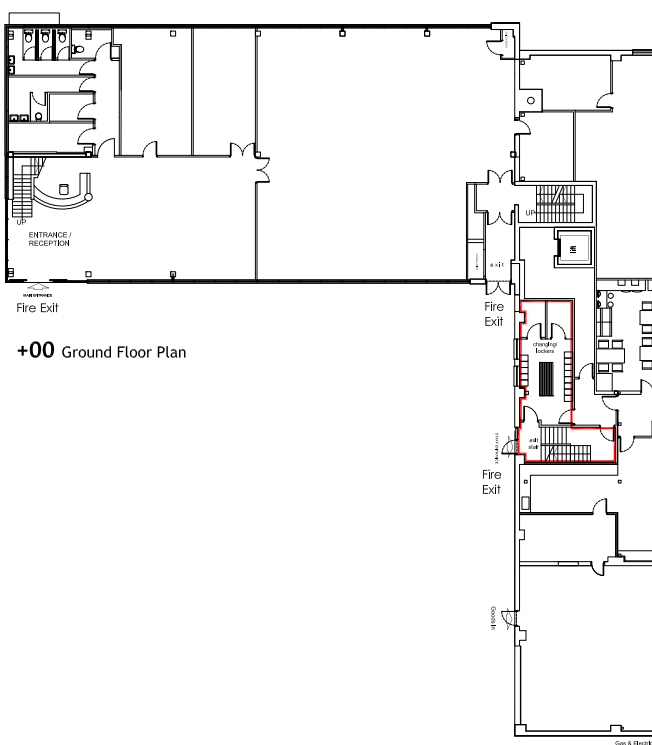
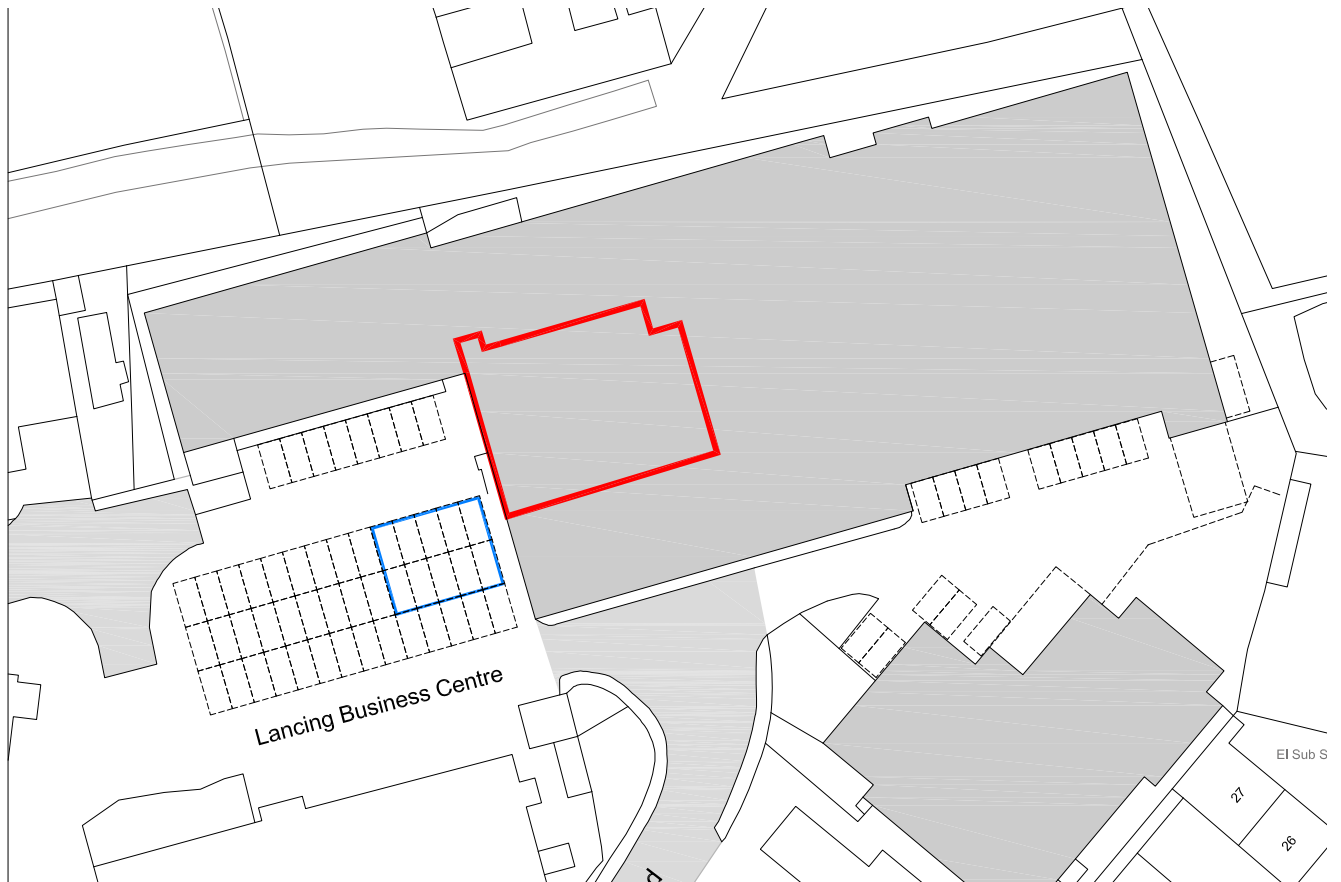
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.





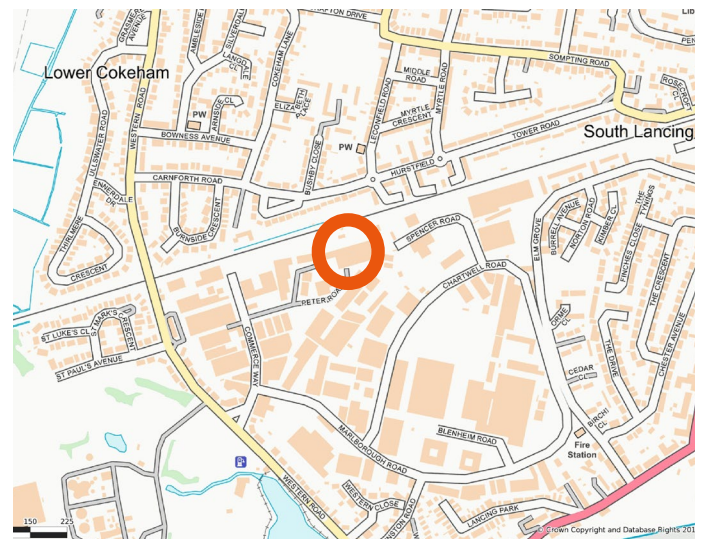
## Floor Plans







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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS



March 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH