

Lancing

Brooklands House

58 Marlborough Road

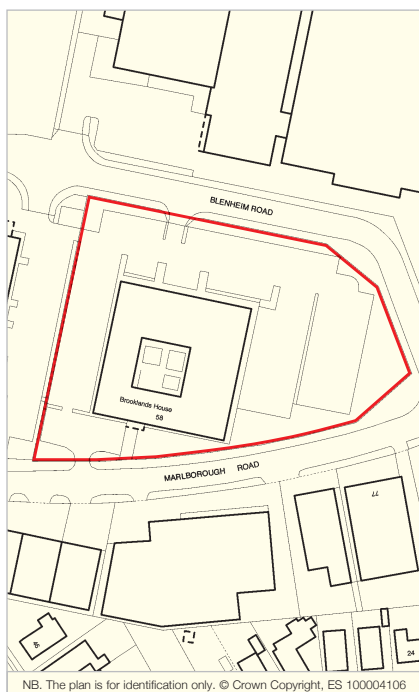
Lancing Business Park

West Sussex

BN15 8AF

- **Freehold Office Investment**
 - Comprising a 1,935.7 sq m (20,836 sq ft) (NIA) serviced office centre 2,616 sq m (28,160 sq ft) (GIA)
 - Currently 67% occupancy with 20 licencees
 - 635 sq m (6,835 sq ft) vacant offices
 - On-site parking for 130 cars
 - Total Current Gross Licence Fees Reserved
- £286,916.04 pa**
(including service charge)
- Total Current Net Licence Fees Reserved
- £240,965.04 pa⁽¹⁾**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Lancing is an attractive town located on the south coast, some 9 miles west of Brighton and 2 miles east of Worthing. The town is served by the A27, providing access to the A23 and hence the M23 Motorway and London, some 60 miles to the north. The property is situated on the northern side of Marlborough Road, at its junction with Blenheim Road ¾ miles to the south-west of the town centre. Occupiers close by include Rabbit Group, Smiths News, Driver and Vehicle Standards Agency and West Sussex District Council.

Description
The property is arranged on ground and one upper floor to provide a refurbished office building arranged to provide serviced office accommodation with on-site parking for 130 cars. The property comprises 2,616 sq m (28,160 sq ft) (GIA). The offices benefit from central heating and air conditioning, suspended ceilings with category II lighting, CAT 5e cabling, shower room, bike storage facilities, meeting room, conference facilities, kitchen and passenger lift.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allcop.co.uk

Energy Performance Certificate
EPC Rating 77 Band D (Copy available on website).

Viewings
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allcop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 108 Lancing**.

Present Licencee	Accommodation (Net Internal Area)		Licence Terms	Current Gross Licence Fees £ p.a. (including service charge)
Various (please see website for schedule)	1,300.7 sq m	(14,001 sq ft)	Various (please see website for schedule)	£286,916.04 p.a. (annualised)
Vacant	635.0 sq m	(6,835 sq ft)		
(1) A schedule of the Direct Cost base is available on the website.				Total £286,916.04 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor Ms N Corner, BPE. Tel: 01242 248212 e-mail: nicky.corner@bpe.co.uk

