

ASPECT HOUSE

SPENCER ROAD | LANCING BUSINESS PARK | BN15 8UA

FREEHOLD INDUSTRIAL UNIT WITH SECURE
YARD FOR SALE. 3.27 ACRE WITH A UNIT OF
75,923 SQ FT GIA. LEASE EXPIRY IN JUNE 2027

SHW





WORTHING PIER

WORTHING

BROOKLANDS PARK & LAKE

TEAMSPORT GO KARTING

HEALTHY SUPPLIES LTD

PAULA ROSA KITCHENS

WICKERS GYMNASTICS CLUB

COSTCUTTER TYRES

SHOREHAM VEHICLE AUCTIONS

TO WORTHING (5 MINS)

TO BRIGHTON (20 MINS)

SOUTHERN TRAIN LINE



LOCATION

Lancing is a well established commercial location on the South Coast, positioned approximately 2 miles east of Worthing and 10 miles west of Brighton.

The area benefits from excellent transport connectivity, with access via both the A259 Brighton Road and the A27, which in turn provides fast links to the A23/M23 and ultimately the M25. Rail services are strong, with direct and frequent trains to London Victoria in approximately 1 hour 22 minutes, offering convenient connections for staff and visitors.

The property is located on Lancing Business Park, one of the principal industrial estates between Brighton and Worthing and a long established hub for logistics, manufacturing, and corporate occupiers. The estate lies just north of the A259 and around 1.5 miles south of the A27, providing excellent regional accessibility. Spencer Road, where the property is situated, occupies a prominent position at the northern end of the estate, adjacent to the railway line and close to Chartwell Road, the park's main thoroughfare.



ROAD/TOWN	DRIVE TIME
Brighton & Hove	32 mins
Portsmouth	58 mins
Southampton	1hr 23 mins
Central London	1hr 53 mins

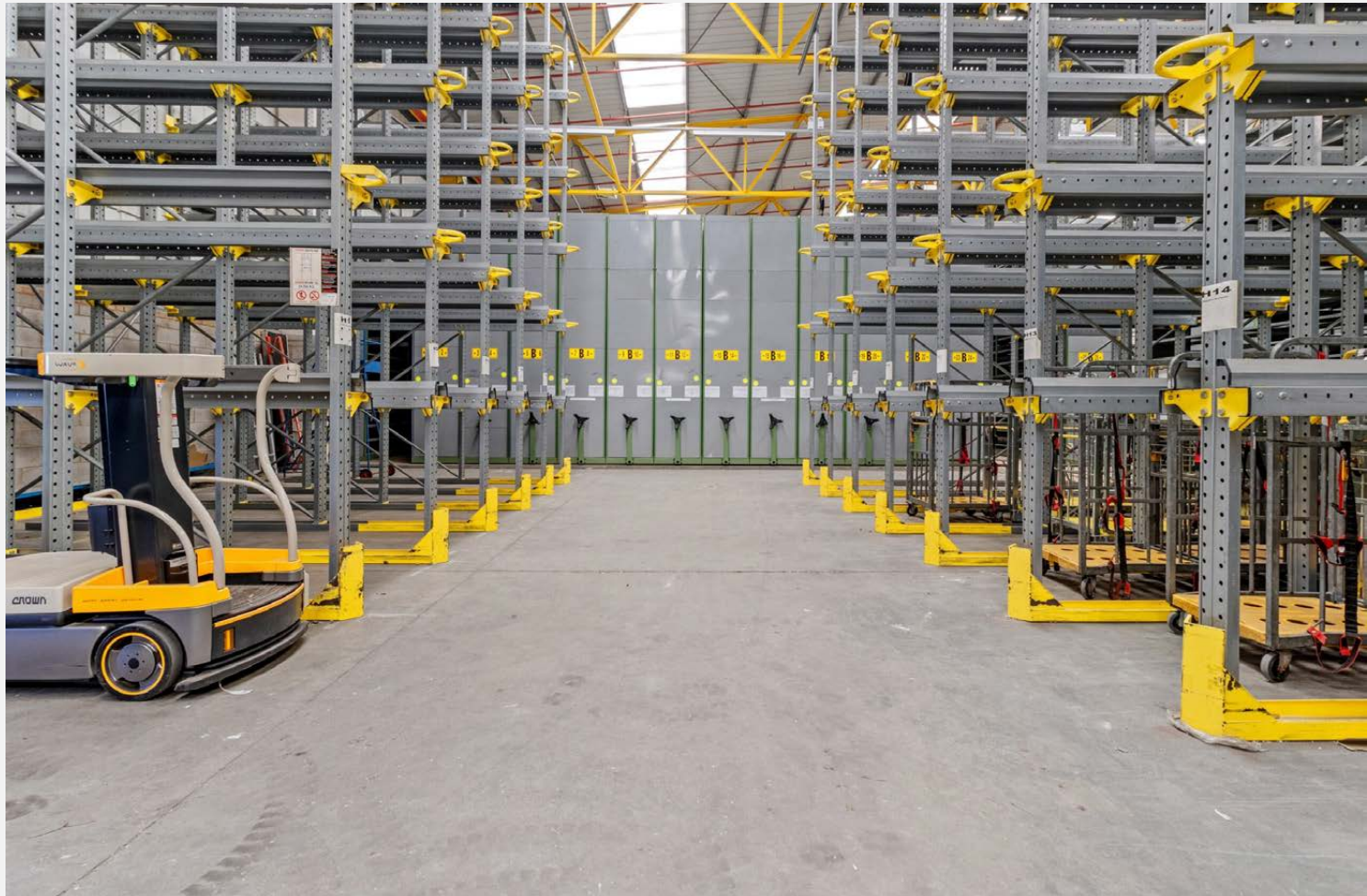


RAIL	FROM LANCING STATION
Brighton	20 mins
Chichester	32 mins
Gatwick Airport	47 mins
London Victoria	1hr 22 mins

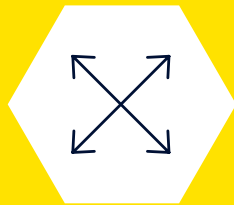


AIRPORTS	DRIVE TIME
Gatwick Airport	39 mins
Southampton Airport	1hr 15 mins
London Heathrow (LHR)	1hr 20 mins
London City (LCY)	1hr 34 mins

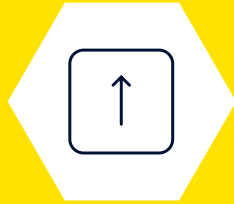




SPECIFICATION



THE OVERALL
SITE EXTENDS
TO 3.27 ACRES



9.15M (30 FT)
CLEAR EAVES
HEIGHT



203 CAR
PARKING
SPACES



OPEN PLAN
OFFICE

DESCRIPTION

The property comprises a substantial detached industrial/warehouse facility arranged over the ground floor, with first and second floors (the second floor is tenant installed) to provide supplementary office and storage accommodation.

The building is of steel frame construction with brick and blockwork to the lower elevations and metal profile cladding beneath a pitched profile roof incorporating approximately 15% roof lighting.

The main warehouse area provides an impressive 9.15m (30 ft) clear eaves height and benefits from six roller shutter loading doors, three on the front elevation and three on the left-hand elevation, offering excellent operational access.

The first and second floors provide open plan office accommodation, finished with carpeting and suspended ceilings. The second floor is a tenant alteration.

Externally, the property sits within a secure, self contained yard, with approximately 203 car parking spaces positioned to the front of the building. The overall site extends to 3.27 acres, reflecting a low site cover of 40%, offering both operational flexibility and potential for future reconfiguration or redevelopment (subject to planning).





ACCOMMODATION

	GIA SQ FT	GIA SQ M
Ground Floor - Production/Warehouse	55,378	5,144.62
First Floor - Office	2,881	267.64
Second Floor - Office	17,664	1,640.99
TOTAL	75,923	7,053.25

*The Second Floor office areas are a tenant's improvement.

SITE AREA

3.27 acres.

TENURE

Held Freehold under Title No. WSX102574.



PLANNING

The site is situated within a Protected Employment Site ('PES') within the adopted Development Plan.

The site is neither statutorily nor locally listed and does not fall within a Conservation Area.

The site is within Flood Risk Zone 1 (with low probability of flooding from river or sea).

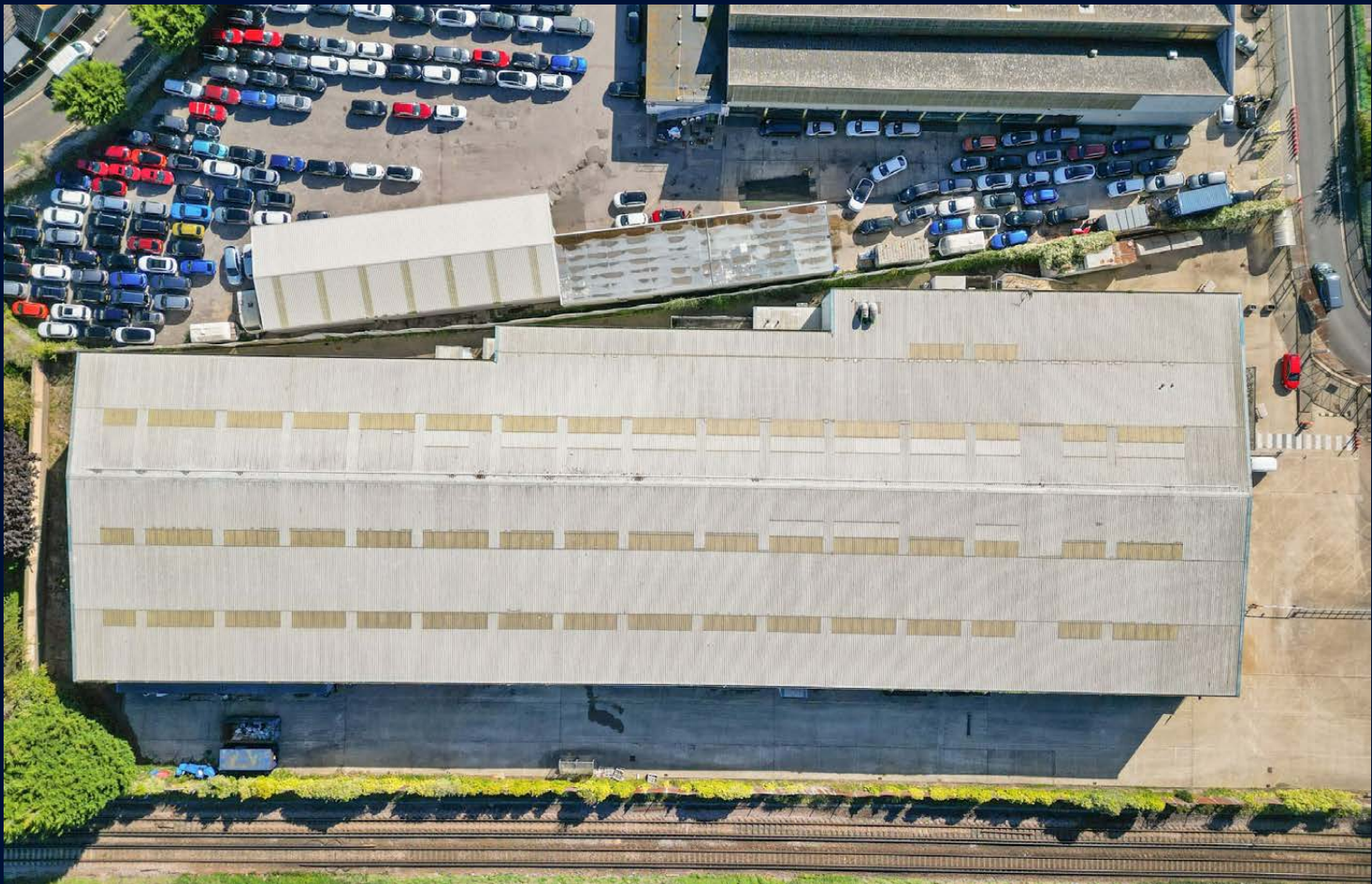
EXISTING USE

The site benefits from approval for a change of use to Class E(G), B2 and B8.

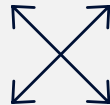
LEASE

Let to Equiniti Limited (Company Registration Number 06226088) at £421,650 per annum until June 2027.

Equiniti is a technology-driven outsourcing company specialising in complex administration, share registration, and payment services. They act as a share registrar for nearly half of the FTSE 100, managing over 70 million shareholder records and processing roughly £90 billion in payments annually, while also supporting pensions, employee benefits, and investment services.



SUBSTANTIAL
DETACHED
INDUSTRIAL/
WAREHOUSE
UNIT.



75,923 SQ FT
(INCLUDING
TENANT'S
ADDITIONS) ON
3.27 ACRES (40%
SITE COVER)



30 FT
(9.15M) EAVES



6 LOADING
DOORS AND
SECURE YARD



203 PARKING
SPACES



RARE LARGE
FREEHOLD
OPPORTUNITY
ON THE SOUTH
COAST



LET TO EQUINITI
LIMITED AT
£421,650 PER
ANNUM UNTIL
JUNE 2027



VACANT
POSSESSION
JUNE 2027



SCOPE TO
INCREASE
POWER TO 500
KVA



EXCELLENT
ACCESS TO A27/
A23/M23





FURTHER INFORMATION

PRICE

On application.

RATES

Interested parties to make their own enquiries.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

EPC Rating of D (84).

DATAROOM

For access to the data room please click the button below:

[CLICK HERE](#)

PROPOSAL

Inviting unconditional offers for the freehold interest.
Subject to the existing lease.

CONTACTS

For Further information please contact:

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April 2026

