

Chartwell Business Centre Lancing

Available To Let
A Light Industrial Warehouse
3,832 sq ft (356 sq m)



0.5 mile walk from Lancing
town centre



Full height roller shutter door



On site parking



Loading bay: approx 792 sq ft



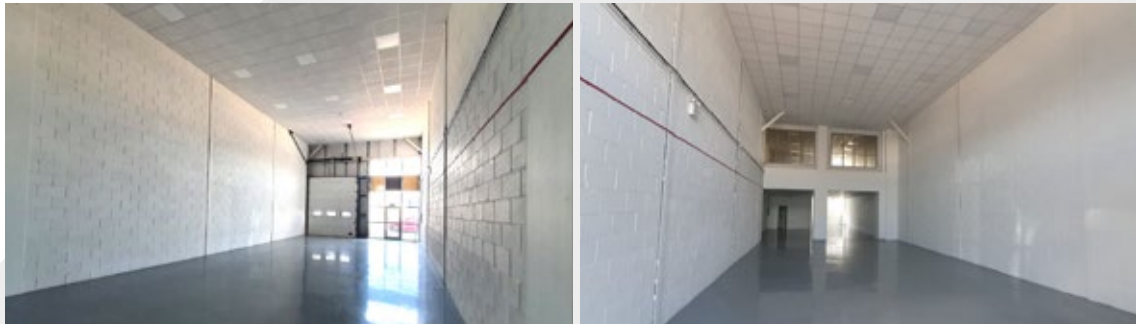
Gated access



LED lighting throughout

Chartwell Business Centre

Unit 5, Chartwell Road, Lancing Business Park, Lancing, BN15 8FB



Description

Chartwell Business Centre comprises of a terrace of 11 steel frame warehouse units with car parking on site. The unit is formed over two floors, with up and over loading door access, measuring 3.37m (W) x 4.00m (H). The unit benefits from open plan well presented industrial / warehouse space, with a painted concrete floor, LED lighting and an eaves height of 6.43m. There is also a partial mezzanine floor, to the rear of the premises, which has previously been used as office accommodation, fitted out to a high standard, including air conditioning.

Location

Chartwell Business Centre is situated at the heart of Lancing Business Park between Worthing (2 miles West) and Brighton (10 miles East). Strategically located, the A27 dual carriageway and the A259 coast road are both easily accessible, providing further links to the A23 & M23 to the East. Lancing station is an approximately 5 minutes walk, which provides direct services to London Victoria (79 minutes).

Property owned by **Mileway**

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EPC

EPC available upon request.

Terms

Available on a new fully repairing and insuring lease on terms to be agreed.

Viewing / Further Information

Please contact:



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VAT

VAT will be payable where applicable.

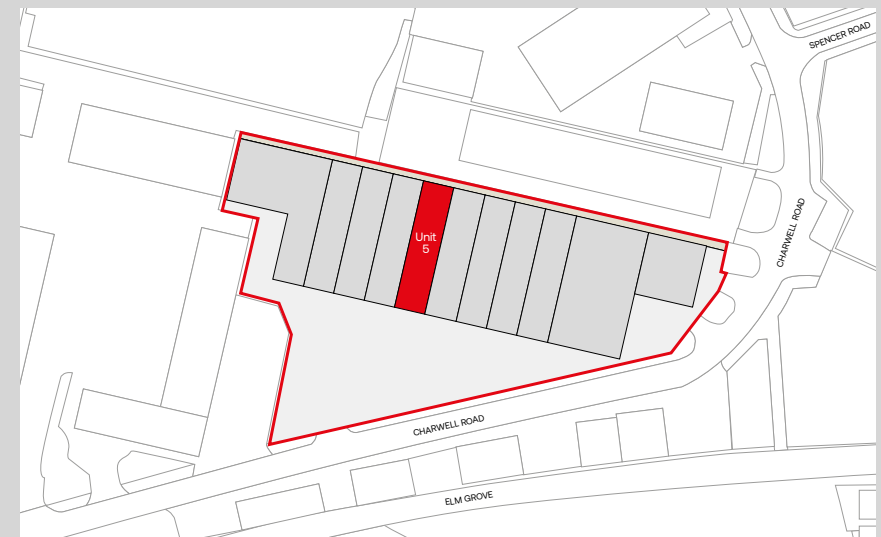
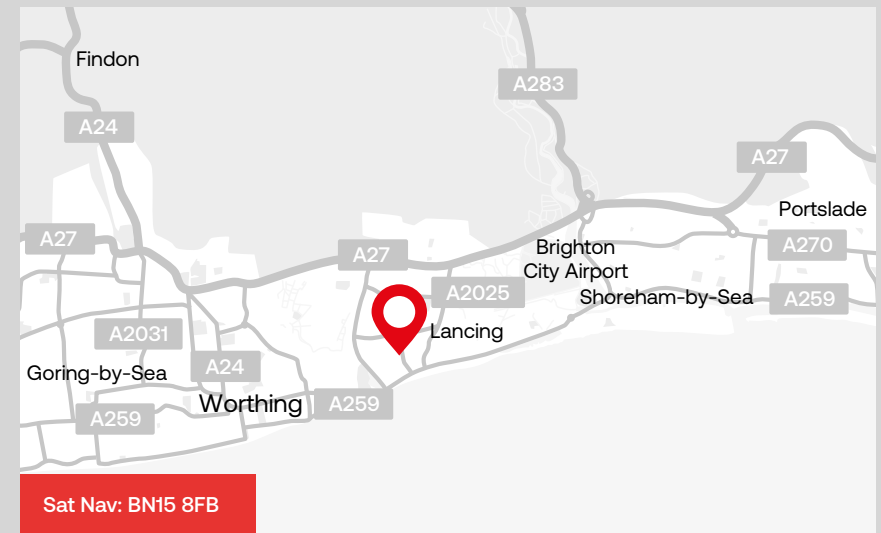
Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



SHW
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Accommodation

Floor areas are as follows:

Floor	Area (sq ft)	Area (sq m)	Rent per annum
Ground	2,623	244	
First	1,209	112	
Unit 5	3,832	356	£34,500