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MODERN WAREHOUSE / BUSINESS UNIT 3,845ft² / 357m² + YARD AREA – TO LET



UNITS 11 & 12, WINSTON BUSINESS CENTRE, CHARTWELL ROAD, LANCING, BN15 8TU

Situated on the established Lancing Business Park, between Brighton and Worthing, near the A259 Coast Road. The A27 is conveniently accessible, linking with the A23 (via Brighton bypass) and the A24. See identification plan overleaf.

The units are combined and offer open plan warehouse/light industrial space with 2 roller-shutter doors (1 extra height) and 18' / m eaves height. There is also a ground and first floor office block which incorporates male and female wc's, kitchen and shower facility. The units benefit from external parking and yard area.

Ground Floor:	Warehouse + Offices, WC's and Kitchen	in all	3,225 ft² / 299.60 m²
First Floor :	Offices, WC and Shower Room	in all	620 ft² / 57.60 m²
TOTAL AREA			3,845 ft² / 357.20 m²

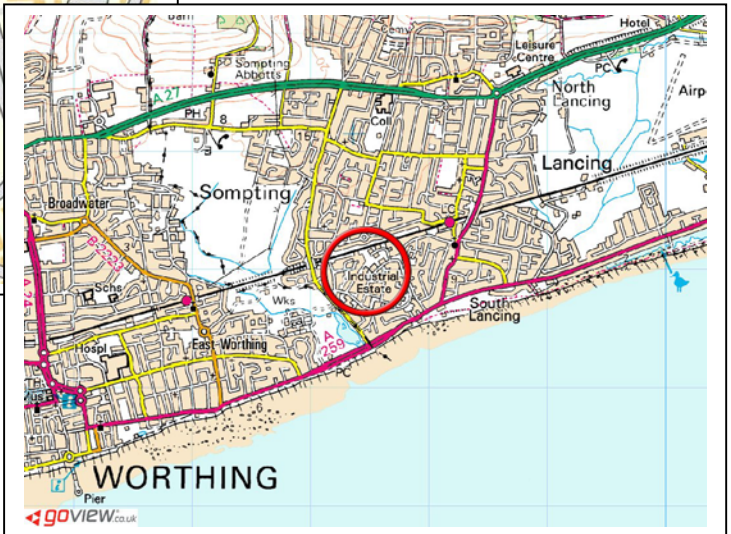
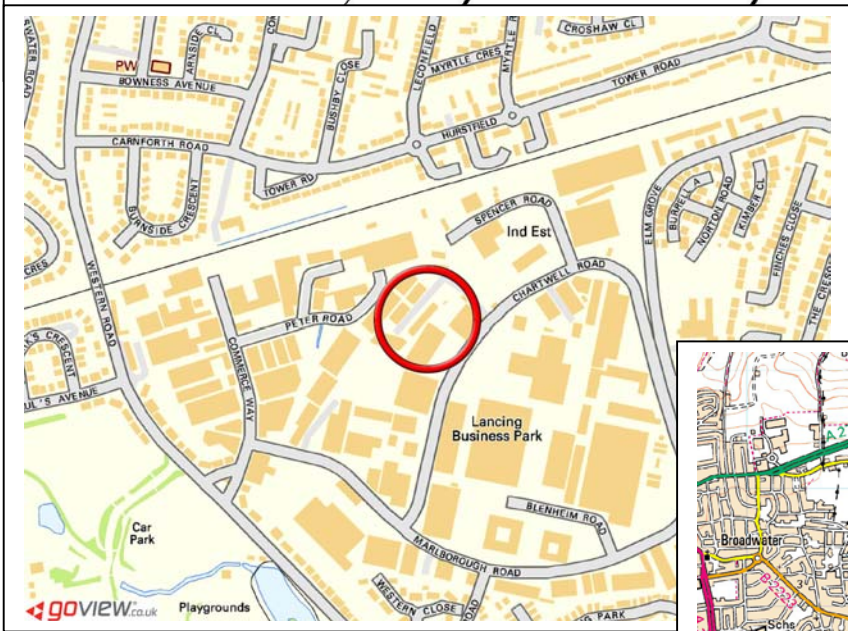
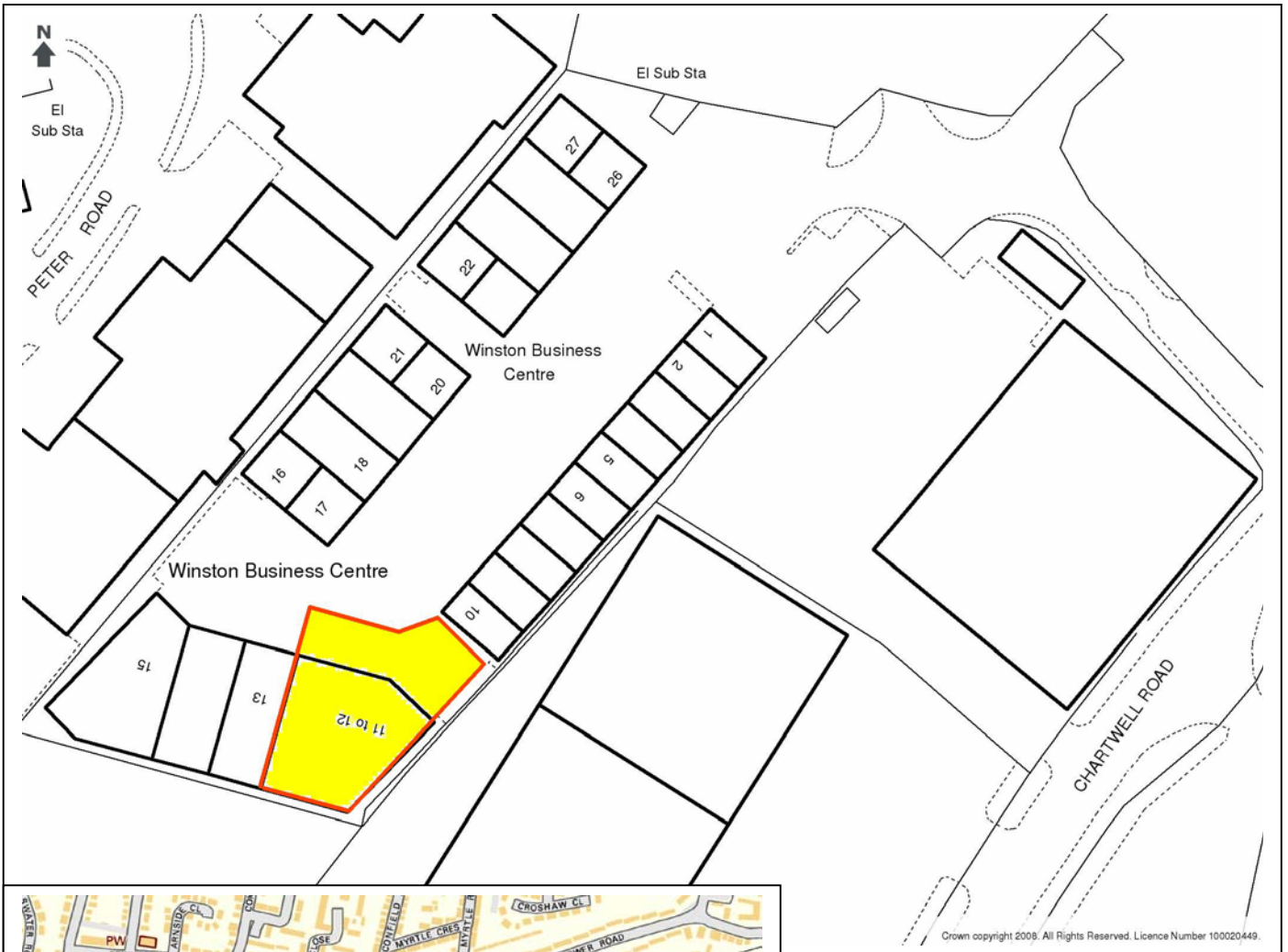
All measurements are approximate

Services not tested

Rateable Value: £26,250 (w.e.f 1.4.2010)

The premises are **TO LET** on a new sublease at a rental of **£19,500 per annum exclusive**. Further details upon request.

Viewing by appointment with LETTING AGENTS, **GRAVES SON & PILCHER LLP**



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