

Servicing Commercial Clients Across South Coast & UK

## BUSINESS UNITS WITH FITTED OFFICE SPACE

# TO LET

Units from 3,800 – 8,351sq.ft

Starting rental of £26,600 per annum

**CHARTWELL BUSINESS CENTRE, LANCING BUSINESS PARK,  
CHARTWELL ROAD, LANCING, WEST SUSSEX**



### LOCATION

The units are located on the well-established Lancing Business Park, situated just off Chartwell Road. The units have good vehicular access and are linked to both the main coast road and the A27 trunk road.

## **DESCRIPTION**

The eight units available comprise of a front glazed pedestrian entrance as well as an insulated roller shutter door built into the new cladding fronting the buildings.

The units consist of an open plan industrial area with ground floor WC and Kitchen facilities as well as a first floor office level with a glazed partition looking down onto the industrial area. The unit offers excellent eaves height, approximately 30 ft with 3-phase and fitted office space.

## **DIMENSIONS**

The unit has the following approximate internal floor areas:

**Unit 6: 3,800sq.ft.**

**Unit 7: 3,800sq.ft.**

**Unit 8: 3,800sq.ft.**

**Unit 11: 8,351sq.ft. (Enclosed yard included with unit) £50,106 per annum (£6sq.ft)**

## **RENTAL**

The units are available with a rents starting at **£26,600** with incentives available for long term leases.

## **LEASE**

The units are available on new lease terms to be agreed, incentives available for all leases over 3 years.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs in relation to the transaction.

## **BUSINESS RATES**

All interested parties are advised to confirm this for themselves with the rates department.

## **VAT**

May be chargeable on this transaction, Interested parties must make their own enquiries.

## **VIEWING**

**For further information or to arrange a viewing then please contact Landlords Agents:**

**Bacon & Co Commercial**

**Richard Lowrey**

**[richard@bacon-commercial.co.uk](mailto:richard@bacon-commercial.co.uk)**

**Tel: 01903 767679 or 07725723021**

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