

**** 25% DISCOUNT ON
FIRST 12 MONTHS RENT ****



LANCING BUSINESS PARK

The Chartwell Business Centre, Chartwell Road, Lancing Business Park, Lancing, West Sussex, BN15 8UF

- NEWLY REFURBISHED WAREHOUSE / INDUSTRIAL UNITS TO LET
- HIGH GLAZED FRONT ELEVATIONS
- GOOD ON SITE ALLOCATED CAR PARKING
- ATTRACTIVE FIRST FLOOR OFFICES AT REAR
- UNITS SIZES FROM 3,800 – 8,351 SQ FT
- 25% DISCOUNT ON FIRST 12 MONTHS RENT

LOCATION

The Lancing Business Park is one of the main industrial estates in the south east of England. The site has excellent links to the A259 and A29 link roads providing access to all major towns in the south and to the north. Other occupiers on the estate include Manhattan Furniture, Shoreham Vehicle Auctions and PHS Allclear.

DESCRIPTION

The Chartwell Business Centre is now nearing completion having recently undergone major refurbishment providing a series of light industrial / warehouse units with first floor office space. Each unit is to be complete with three phase electric, separate pedestrian access, water supply in addition to disabled WC facilities.

The development has a vast amount of window fascia providing excellent natural light into each unit. Full height insulated roller shutter doors are also fitted and each unit will be allocated ample parking bays to the front.

N.B. Units 10 & 11 are larger end units currently under construction. Please see attached proposed plans. This unit due to be completed early 2011.

ACCOMMODATION

UNIT	SIZE	RENT YEAR 1
1	LET	-
2	LET	-
3	LET	-
4	LET	-
5	LET	-
6	3,800 sq ft	£19,950 PA
7	3,800 sq ft	£19,950 PA
8	3,800 sq ft	£19,950 PA
9	3,800 sq ft	£19,950 PA
10	UNDER OFFER	-
11	8,351 sq ft	£43,800 PA

TENURE

The units are available on new lease terms on a minimum of three years and subject to the usual rent reviews.

SERVICE CHARGE

Each unit is to be liable for service charge which contributes towards site security, external maintenance and up keep of the roadways. Further details available on request.

BUSINESS RATES

Interested parties are advised to speak direct with the local authorities rates department 01273 263000

LEGAL COSTS

Each party to pay their own legal costs if incurred.

VIEWING

Strictly by appointment through Michael Jones & Co.

Contact Steve Berrett or Jon Justice

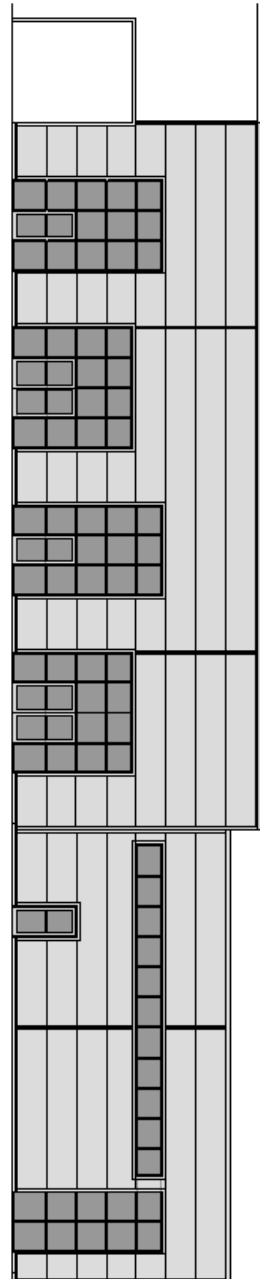
01903 228602 or commercial@michaeljones.co.uk



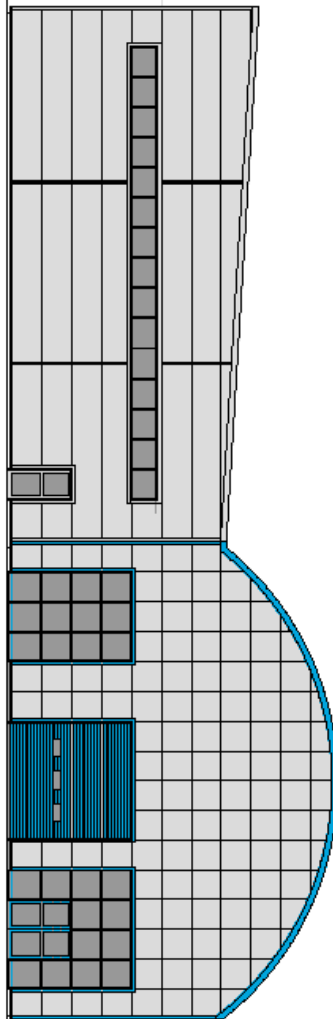
All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers/Tenants are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

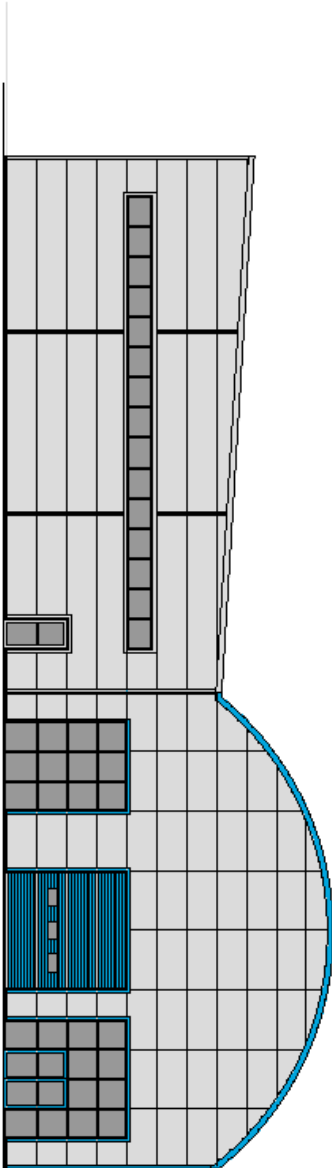
VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.



Proposed Side Elevation



Proposed Front Elevation Option 1



Proposed Front Elevation Option 2

NOTES: This drawing is
unintended as a
contract document
and shall not be
used for any other
purpose.

DATE	
DESCRIPTION	
BY	
CHECKED	

DOF
ARCHITECTURAL, CP
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East Haven, CT

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CLIENT
Wynneco, Inc

PROJECT
Rakulsharma
Unit #10,
Chesterfield Bu
Landing.

TITLE
Proposed Elevation

PROJECT NO. LOT