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FREEHOLD BUSINESS UNIT INVESTMENT FOR SALE



UNIT 21

WINSTON BUSINESS CENTRE

CHARTWELL ROAD, LANCING

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 the Brighton by-pass and the A24. See identification plan overleaf.

This modern business unit is arranged over a single floor and has been adapted over the years by the current occupier. The current occupier (electronic assembly company) has been in occupation of the unit for some years prior to the existing lease.

Ground Floor : Open Area currently partitioned in all **577ft² / 53.66m²**
WC

Tenancy The premises are let to Mr Rupert Weeks t/a Nebula PPS for a term of 6 years from October 2008. The rent is **£5,500 per annum exclusive**, subject to a rent review in October 2011.

n.b. The purchasers will be required to become a shareholder and director in the management company that will own the freehold of the estate roads and common parts.

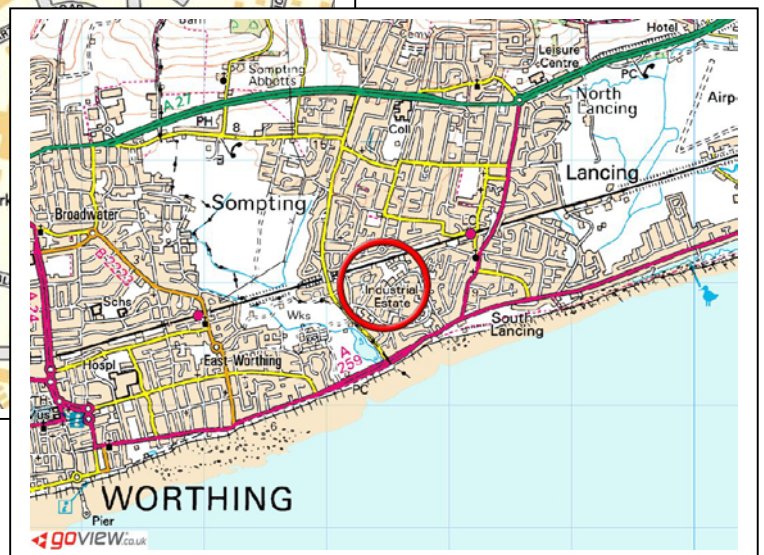
n.b. Units 6, 7 and 16 are also available (either individually or as a portfolio) and are in the same ownership.

**OFFERS are INVITED in the region of £65,000 for the
FREEHOLD INTEREST**
(VAT may be chargeable on the sale price)

All measurements are approximate

Services not tested

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



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