



LANCING BUSINESS PARK

RENT: From £3 PSF!

Units 1-6 Chartwell Road / Blenheim Road, Lancing Business Park, Lancing, BN15 8TU

- MODERN HIGH BAY WAREHOUSING / INDUSTRIAL UNITS TO LET
- FROM 10,717 SQ FT – 122,983 SQ FT
- OPEN PLAN WAREHOUSING WITH OFFICES & YARD AREA
- SUIT VARIETY OF COMMERCIAL USES (stpc)
- AVAILABLE ON NEW FLEXIBLE LEASE TERMS TO BE NEGOTIATED & AGREED
- SITUATED ON WELL KNOWN BUSINESS PARK WITH GOOD LINKS TO MAJOR TRUNK ROADS

LOCATION

Situated between Brighton and Worthing, on the well known Lancing Business Park (formerly Churchill Industrial Estate) – see www.lancingbusinesspark.co.uk. The A259 Coast Road is nearby and the A27 is conveniently accessible. This in turn links with the A24 at Worthing and the A23 (via Brighton bypass).

A range of industrial, office and distribution occupiers are established on the Estate, including PHS Group, Dawson News, Graham Wood Structural Steel, Manhattan Kitchens, Eschmann Equipment, National Car Rental, Sussex Transport and Shoreham Car Auctions.

DESCRIPTION

Comprising a substantial fenced site of approximately 5 acres, with a significant frontage to Chartwell Road. There are two gated entrances on the Chartwell Road frontage, together with a separate vehicular entrance from Blenheim Road. The buildings have an eaves height of 22 ft / 6.7m (Unit 1 – 18ft / 5.49m). Refurbishment and alterations can be undertaken to suit tenants requirements, along with further subdivision to provide smaller units, if required. The external areas provide hardstanding, vehicle parking and loading facilities. The accommodation is arranged as follows :-

ACCOMODATION

TOTAL	AVAILABILITY	
UNIT 1	32,000 sq ft	TO LET
UNIT 2	39,451 sq ft	TO LET
UNIT 3	19,677 sq ft	TO LET
UNIT 4	21,138 sq ft	TO LET
UNIT 6	10,717 sq ft	TO LET
TOTAL	122,983 sq ft	

Measurements are approximate and gross internal. (Amenities not tested)

RENT

Rentals from £3 per square foot, per annum, exclusive

TENURE

Premises to let on new terms to be negotiated and agreed.

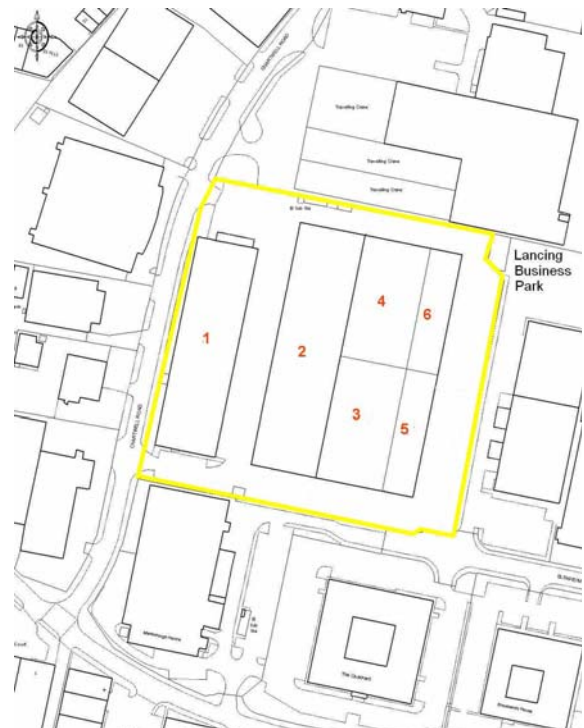
BUSINESS RATES

All interested parties are asked to contact Adur District Council direct

VIEWING

Strictly by appointment through agent Michael Jones Commercial

Contact Steve Berrett or Jon Justice on 01903 228602



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.