



51 Old Steyne, Brighton, East Sussex, BN1 1HU

Telephone (01273) 321 123

Fax (01273) 77 10 70

email: info@gsp.uk.com

www.gsp.uk.com

Commercial Property Estate Agents • Chartered Surveyors • Property Managers

Graves Son & Pilcher LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MODERN INDUSTRIAL / WAREHOUSE UNIT 4,946 ft² / 459 m² • TO LET



UNIT 2, MARLBOROUGH BUSINESS CENTRE, MARLBOROUGH ROAD LANCING BUSINESS PARK, LANCING, BN15 8TR

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

The premises comprise a modern high bay unit, which may suit a variety of industrial or warehouse uses (subject to any necessary consents). Features include an eaves height of approx 22'6". The accommodation is arranged as follows:

ground floor	in all	4,328 ft² / 402 m²
first floor / mezzanine	in all	618 ft / 57 m²
TOTAL FLOOR AREA		4,946 ft² / 459 m²

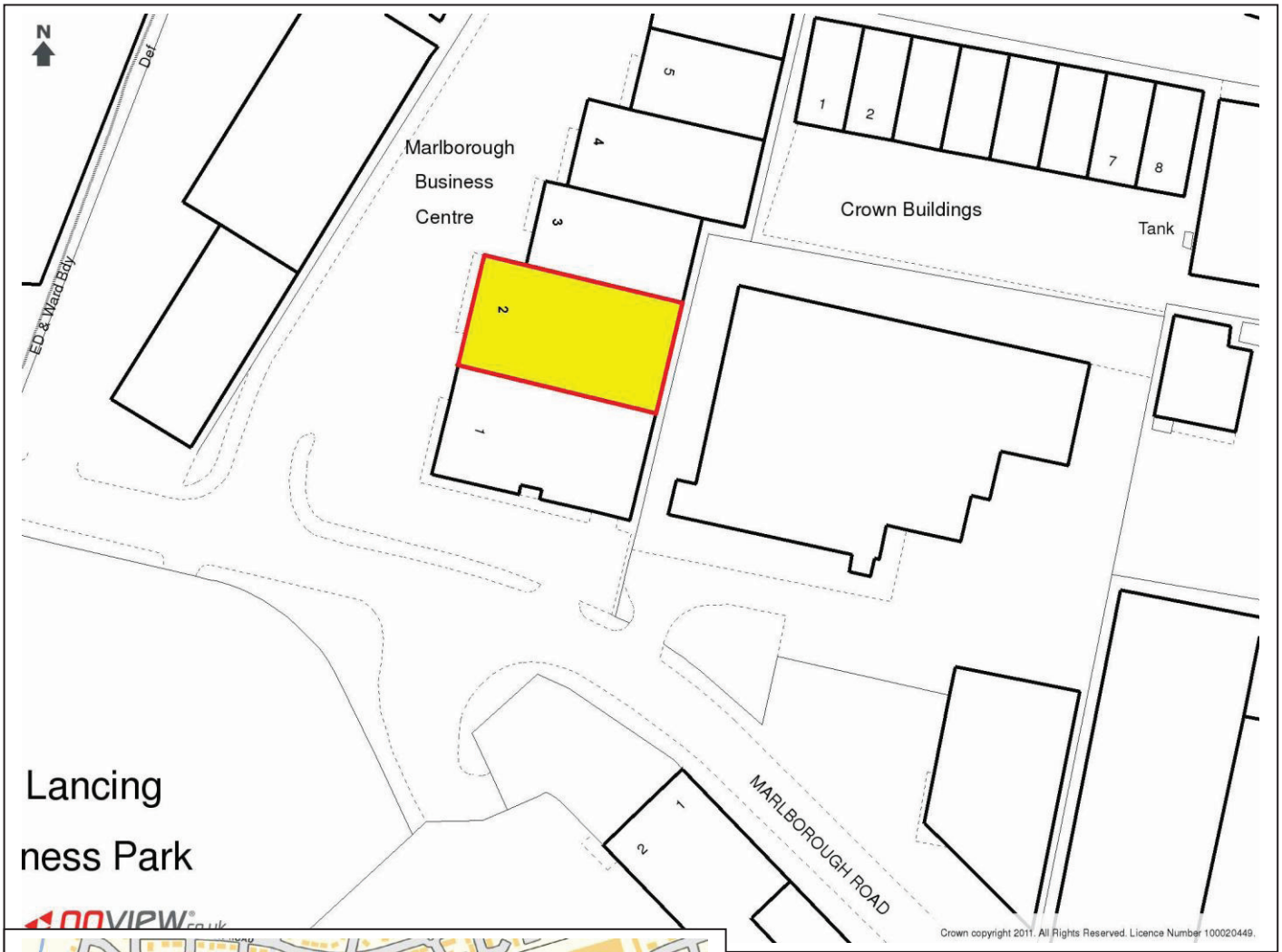
measurements are approximate and gross internal

amenities not tested

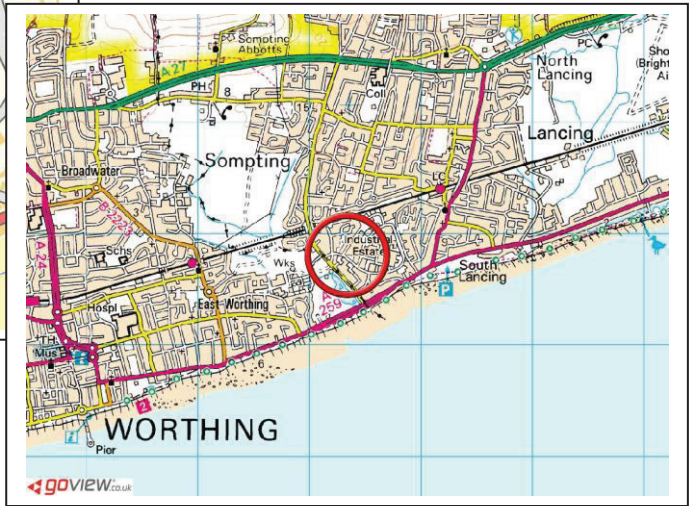
Rateable Value (w.e.f 1.4.2010) : £30,750

The premises are **TO LET** for a term to be agreed at a commencing rental of **£25,000 per annum, exclusive** subject to rent reviews at appropriate intervals.

Viewing by appointment with **GRAVES SON & PILCHER LLP**



Lancing
Business Park



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