



**JORDAN
& COOK**

ESTATE AGENTS & CHARTERED SURVEYORS SINCE 1860

**LIGHT INDUSTRIAL/STORAGE UNIT – COMING SOON
TO LET**
8,351 sq ft (775.83 sq m)



Unit 11, Chartwell Business Centre, Chartwell Road, Lancing
Business Park, Lancing, West Sussex BN15 8UF

- Good On Site Car Parking
- Recently Refurbished to a High Standard
- Can Be Fitted Out To Clients Needs

WWW.JORDANANDCOOK.COM

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**Unit 11, Chartwell Business Centre, Chartwell Road, Lancing Business Park,
Lancing, West Sussex BN15 8UF**

LOCATION

The premises are located in a prominent position within Chartwell Road on the well established Lancing Business Park, which is approximately mid way between Worthing and Shoreham. The A259 south coast road runs a short distance south of the Estate and the A27 trunk road is approximately 2 miles to the north, with the M23 to the east and the M27 and M3 to the west as well as the M25.

DESCRIPTION

The Chartwell Centre has recently undergone major refurbishment providing a series of light industrial / warehouse units. 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 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.

ACCOMMODATION

Light Industrial/Storage	5,170 sq ft	(480.30 sq m)
Office	3,181 sq ft	(295.42 sq m)
Total	8,351 sq ft	(775.83 sq m)

TENURE

The unit is available on new lease terms on a minimum of three years subject to the usual rent reviews.

RENT

£49,200 per annum exclusive

RATEABLE VALUE

To be assessed.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

EPC

We are informed an Energy Performance Certificate is available for inspection.

VIEWING

Strictly by appointment
through Agents

Jordan & Cook Chartered Surveyors
31 Chapel Road, Worthing, West Sussex
Tel: 01903 821919 Fax: 01903 215379

Contact: Brian Hooker FRICS

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THE PROPERTY MISDESCRIPTIONS ACT

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