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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 BUSINESS UNIT – 1,120ft² / 104m² - 2 CAR SPACES FOR SALE



UNIT 6

**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 two floors and is currently used as offices on the first floor and storage on the ground floor. The building has the benefit of two on-site car spaces and wc at ground floor level.

Ground Floor:	Open Area Kitchen and WC	in all	555 ft² / 51.56 m²
First Floor:	Partitioned as 2 Areas	in all	565 ft² / 52.49 m²
	Total Floor Area		<u>1,120 ft² / 104.05 m²</u>

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 7, 16 and 21 are also available (either individually or as a portfolio) and are in the same ownership.

**OFFERS are INVITED in the region of £90,000 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**

