



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

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MODERN INDUSTRIAL / WAREHOUSE UNIT

2,677 ft² / 249 m² + mezzanine 1,580 ft² / 147 m²

TO LET or FREEHOLD FOR SALE



UNIT 3, 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" and a mezzanine floor (if required). The accommodation is arranged as follows:

ground floor	in all	2,677 ft² / 249 m²
first floor / mezzanine	in all	1,580 ft² / 147 m²
TOTAL FLOOR AREA		4,257 ft² / 396 m²

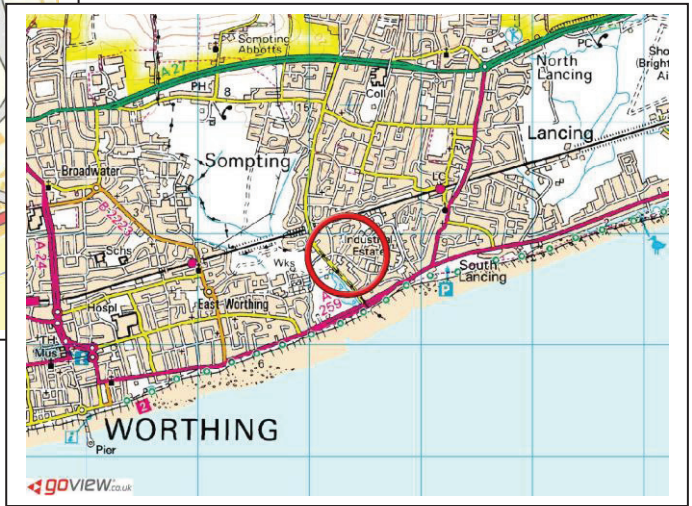
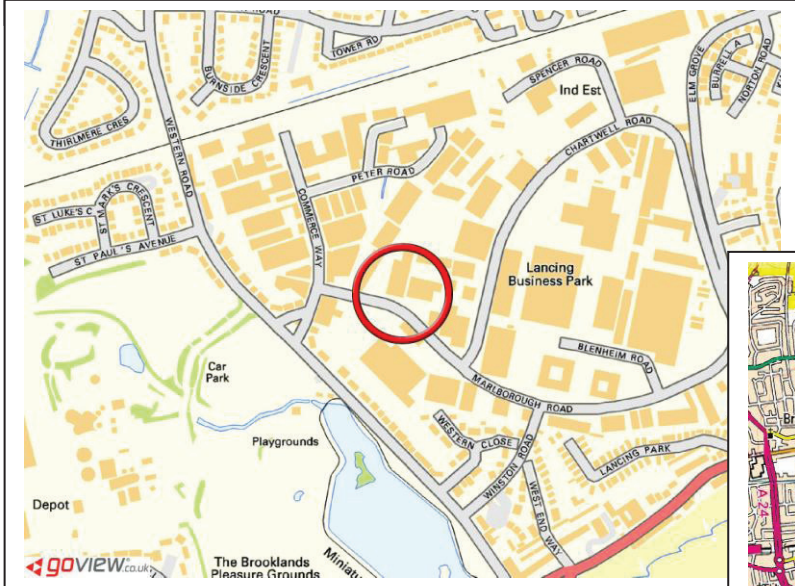
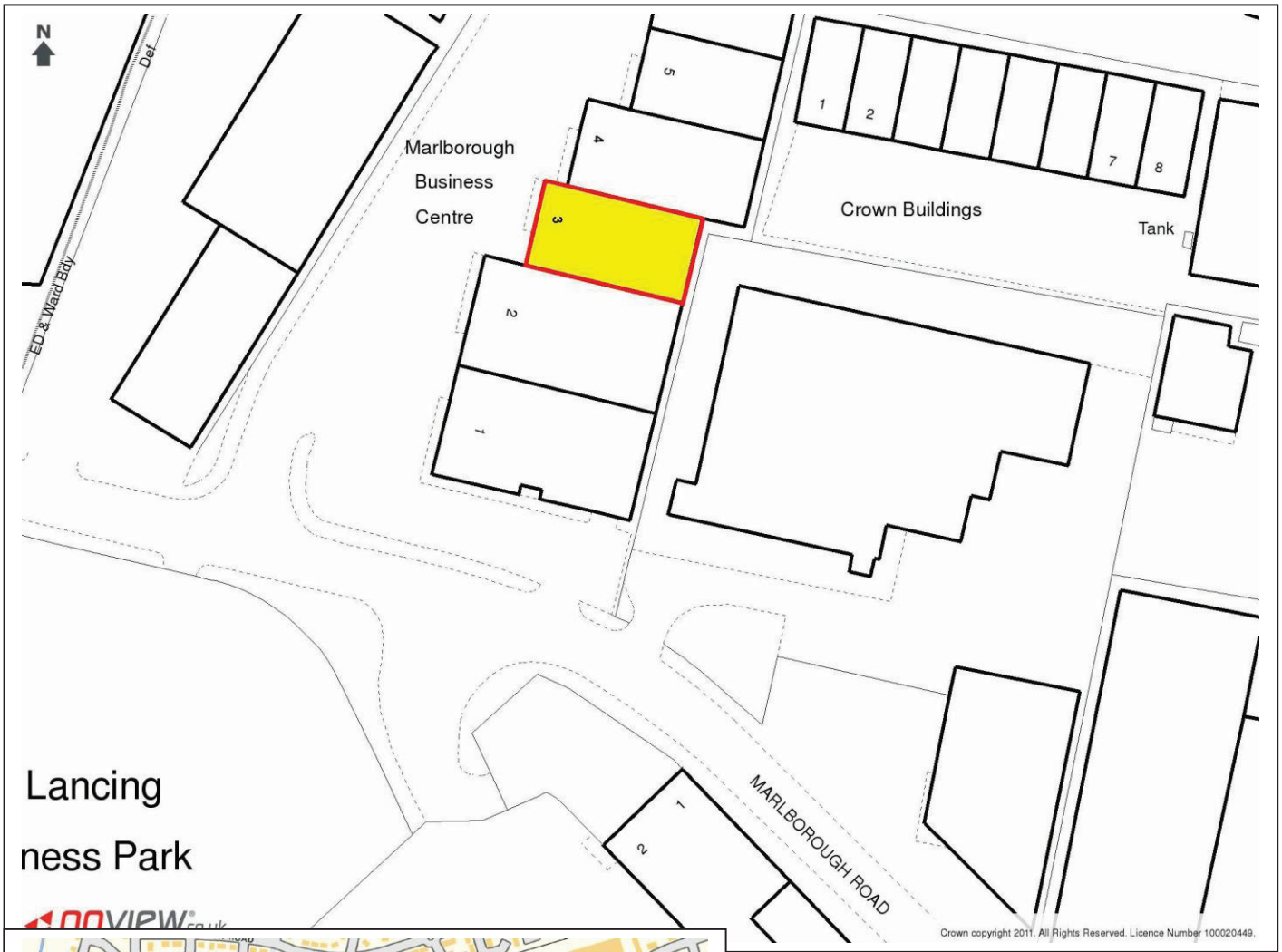
measurements are approximate and gross internal

amenities not tested

Rateable Value (w.e.f 1.4.2010) : £19,250

The premises are **TO LET** for a term to be agreed at a commencing rental of **£16,000 per annum, exclusive** subject to rent reviews at appropriate intervals. Alternatively, the **FREEHOLD** interest is available at a price of **£195,000**.

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



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