



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

Telephone (01273) 321 123

Fax (01273) 77 10 70

email: [info@gsp.uk.com](mailto:info@gsp.uk.com)

[www.gsp.uk.com](http://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

3,074 ft<sup>2</sup> / 286 m<sup>2</sup> + mezzanine 2,786 ft<sup>2</sup> / 257 m<sup>2</sup>

**TO LET or FREEHOLD FOR SALE**



### **UNIT 4, 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](http://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:

<b>ground floor</b>	<b>in all</b>	<b>3,074 ft<sup>2</sup> / 286 m<sup>2</sup></b>
<b>first floor / mezzanine</b>	<b>in all</b>	<b>2,786 ft<sup>2</sup> / 257 m<sup>2</sup></b>
<b>TOTAL FLOOR AREA</b>		<b>5,842 ft<sup>2</sup> / 543 m<sup>2</sup></b>

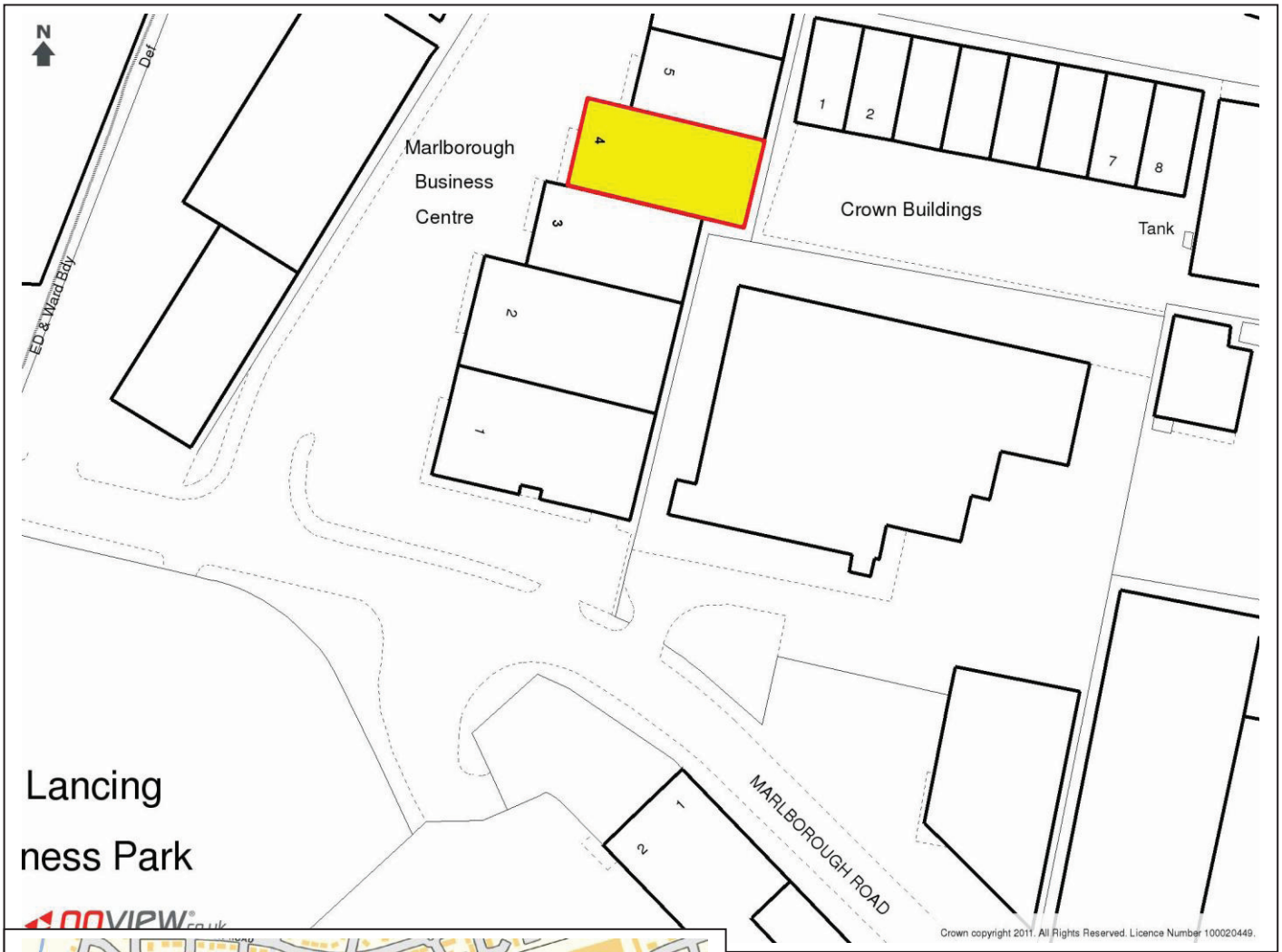
measurements are approximate and gross internal

amenities not tested

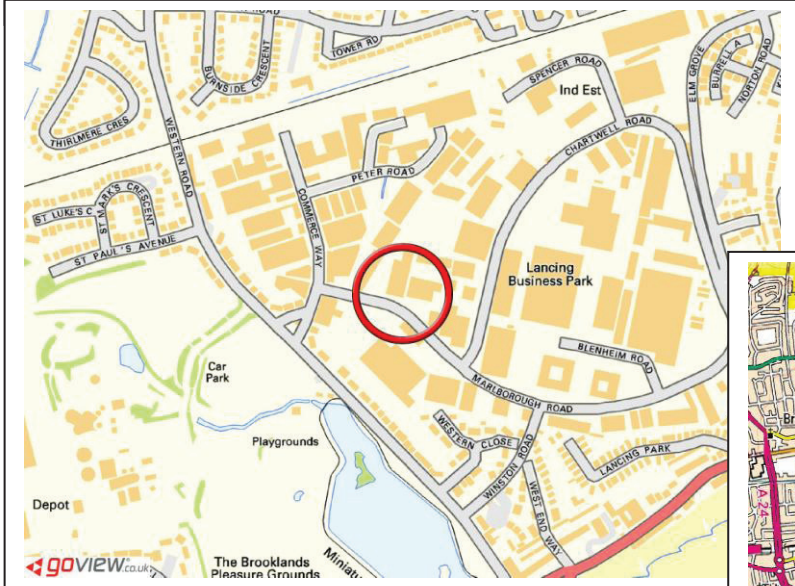
Rateable Value (w.e.f 1.4.2010) : £21,250

The premises are **TO LET** for a term to be agreed at a commencing rental of **£23,000 per annum, exclusive** subject to rent reviews at appropriate intervals. Alternatively, the **FREEHOLD** interest is available at a price of **£289,000**.

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



Lancing  
ness Park



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

Reproduced from the Ordnance Survey map with the Sanction of The Controller of H.M. Stationary Office, Crown Copyright Reserved. Licence No. ES74373E0001.

