



TO LET

INDUSTRIAL AND WAREHOUSE – 3,712 SQ FT (344.84 SQ M)

Unit 3, Chartwell Business Centre, Lancing, West Sussex, BN15 8FB

LOCATION

Chartwell Business Centre is situated at the heart of Lancing Business Park between Worthing (2 miles West) and Brighton (10 miles East). Strategically located, the A27 dual carriageway and the A259 coast road are both easily accessible, providing further links to the A23 & M23 to the East.

Lancing station is an approximately 5 minutes walk, which provides direct services to London Victoria (79 minutes).

DESCRIPTION

The property comprises a mid terrace industrial/warehouse premises which is arranged over the ground and first floor.

The property is of steel frame construction and set under a flat roof.

The property currently has a mezzanine floor spanning the warehouse, however the accommodation is proposed to have the following gross internal floor area upon completion of the landlords works: -

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground	2,490	231.32
Mezzanine	1,222	113.52
TOTAL	3,712	344.84

AMENITIES

- Would suit Industrial or Office Occupier
- Up and Over Loading Door measuring 3.37m (W) x 4.00m (H)
- Three phase electricity
- Eaves height of approximately 6.5m
- Approximately 2.82m to underside of mezzanine floor
- Onsite parking
- Loading Bay
- Gated Access

RENT

£42,500 per annum exclusive

RATES

To be reassessed.

VAT

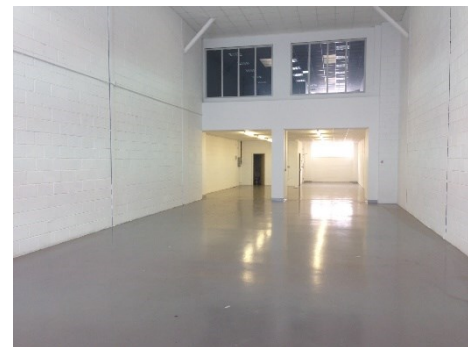
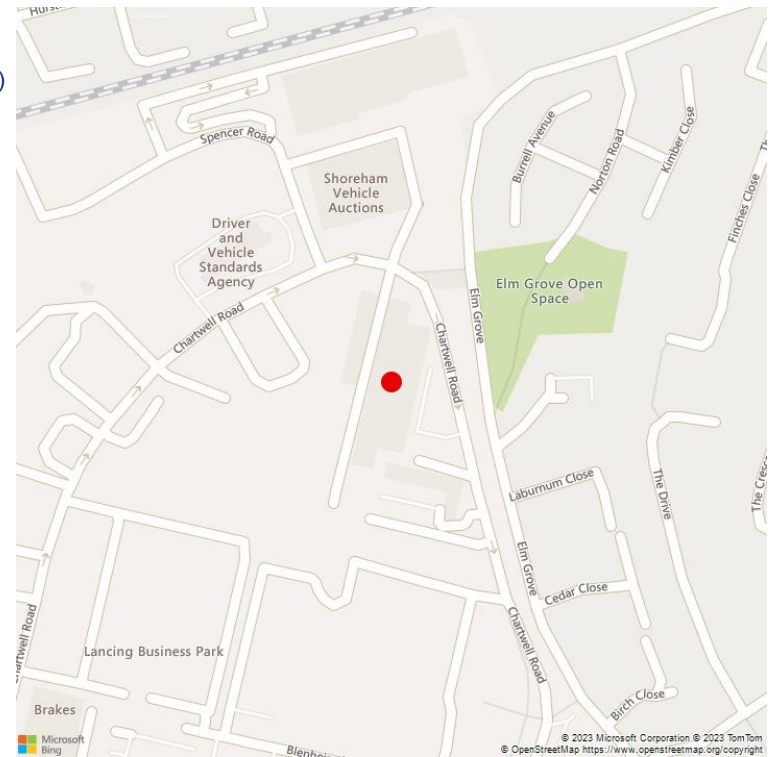
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



VIEWINGS – 01273 876 200

James Bryant

t: 01273 876 252

Jasmine Dean-Milward

t: 01273 876 209

Vail Williams

t: 01293 612 600

e: jbryant@shw.co.uk

e: jdean-milward@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316