



**UNIT 3 CHARTWELL BUSINESS CENTRE, CHARTWELL
ROAD, LANCING, BN15 8UE**

INDUSTRIAL / WAREHOUSE TO LET

3,712 SQ FT (344.86 SQ M)



Summary

**Mid-Terrace Industrial/Warehouse
Premises with First Floor Mezzanine.
3,712 sq ft (344.86 sq m)**

Available Size	3,712 sq ft
Rent	£42,500 per annum
Business Rates	To be reassessed
VAT	Applicable
EPC Rating	Upon Enquiry

- Established business park location
- Up and over loading door measuring 3.37m (W) x 4.00m (H)
- Floor to ceiling glazed reception/entrance area
- Up and over loading door measuring 3.37m (W) x 4.00m (H)
- Eaves height of approximately 6.5m
- 2.82m to underside of mezzanine floor

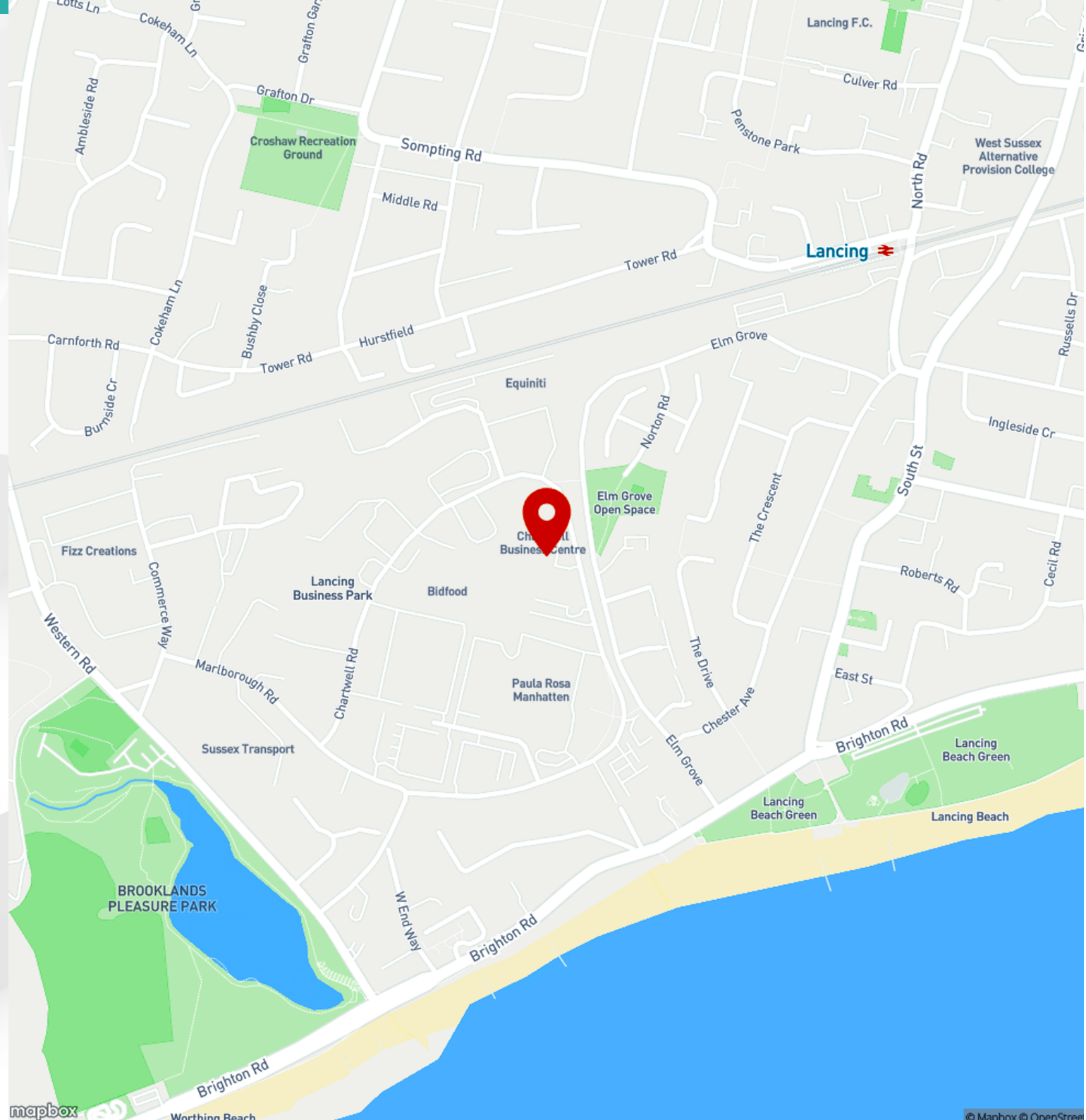


Location



**Unit 3 Chartwell Business
Centre Chartwell Road,
Lancing, BN15 8UE**

The property is located off Chartwell Road, within Lancing Business Park. The site has excellent links to the A259 and A23/A24 link roads providing access to all major locations within the South-East



Further Details

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.

Accommodation

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:

Floor/Unit	sq ft	sq m
Ground	2,490	231.33
Mezzanine	1,222	113.53
Total	3,712	344.86

Viewings

Viewings strictly via Joint Sole Agents Vail Williams LLP and SHW

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £42,500 per annum exclusive



Enquiries & Viewings



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