

# Chartwell Business Centre Lancing

Available to Let  
Warehouse  
3,712 sq ft



Established business park location



Floor to ceiling glazed reception



Eaves height of approximately 6.5m



Three phase electricity



On site allocated parking



Upcoming substantial refurbishment

# Chartwell Business Centre

Lancing BN15 8FB



## 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. This unit has an upcoming light refurbishment to include, 50% removal of the mezzanine, warehouse floor redecorated, decoration of the unit as a whole.

## Location

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

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

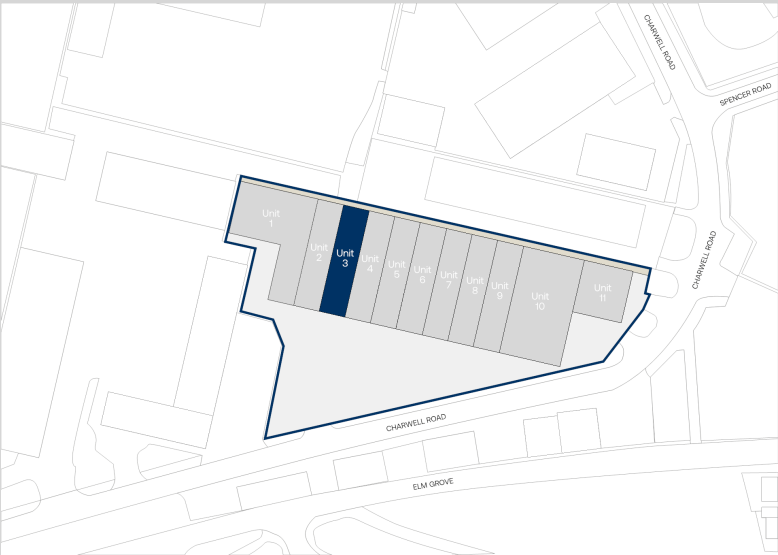
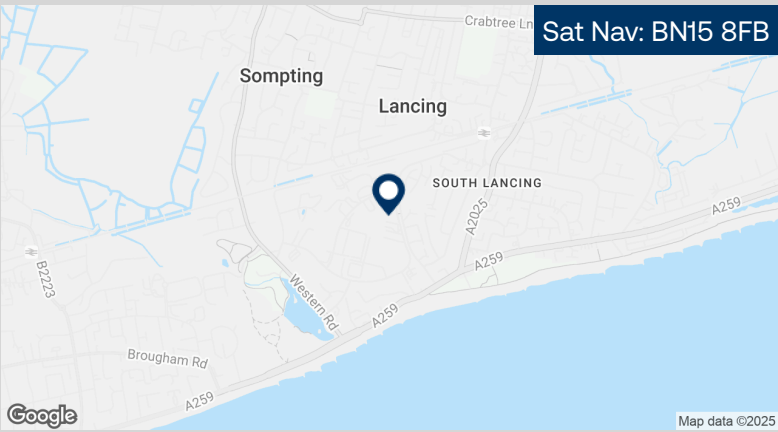
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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 3	Warehouse	3,712	Immediately	£3,325 PCM
Total		3,712		

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