

NEW TO MARKET



Units 11 & 12 Winston Business Centre

43 Chartwell Road, Lancing, BN15 8TU

11& 12 Winston Business Centre - To Let

3,767 sq ft
(349.97 sq m)

- Ready to Occupy
- New Lease Available
- Two Roller Shutter Loading Doors
- Max Height 8.2m
- On-Site Parking

Units 11 & 12 Winston Business Centre, 43 Chartwell Road, Lancing, BN15 8TU

Description

Located at the end of a terrace, Units 11 and 12 have been combined to form a single self contained warehouse/workshop.

Of steel frame construction with blockwork and aluminium elevations under a pitched roof incorporating roof lights, the unit has a level concrete floor and services including gas (disconnected) and 3-Phase electrical power.

The height to eaves is approx 5.8m rising to a full height to roof pitch of approx 8.2m.

Access is via 2 loading doors and personnel doors.

Externally, parking is provided for approx 6/7 vehicles.

Location

The unit is situated on the Lancing Business park one of the largest estates in West Sussex some 2 miles east of Worthing & 9 miles west of Brighton. Good access is offered to the A259 South Coast Road & the main A27 east/west trunk road.

The Winston Business Centre is located via an access road off Chartwell Road immediately opposite the Bidfood complex (designated 43 Chartwell Road)
SAT NAV: BN15 8TU

Accommodation

Name	sq ft	sq m	Availability
Ground - Workshop/Storage	3,767	349.97	Available

Tenure

To let on a new full repairing & insuring lease for a minnum term of 3-years.

Details on application.

Rent/Deposit

£35,000 per annum exclusive of vat, business rates, Estate Charge & own running costs.

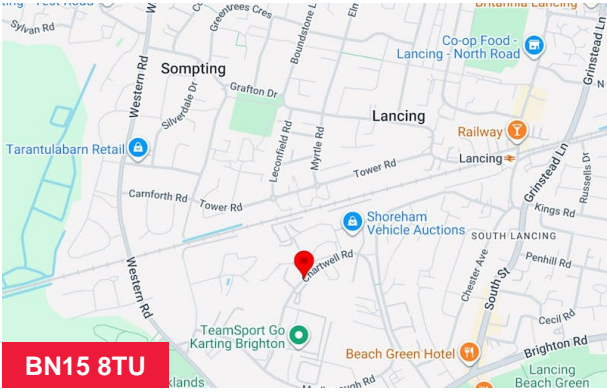
A Rent Deposit maybe required dependent on tenant status.

Legal Costs

Each party to pay their own legal costs incurred.

Viewings

By arrangement with sole agent Brierley and Coe. Please call 01903 372000



Summary

Available Size	3,767 sq ft
Rates Payable	£14,568.75 per annum
	Approximate figures only.
Rateable Value	£26,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2,943.92 per annum
	Current charge
EPC Rating	D (95)

Viewing & Further Information

Paul Brierley

07980 019008

paul@brierleyandcoe.co.uk

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