

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

## 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 minimum 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

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