

HIGH BAY WAREHOUSE / INDUSTRIAL UNIT

10,717 ft² / 995 m² + yard

TO LET



UNIT 6, 30 CHARTWELL ROAD

LANCING BUSINESS PARK BN15 8TU



01273 321 123

GSP.UK.COM

Location

Situated on a well known business park between Brighton and Worthing, conveniently accessible to Lancing town centre, railway station, bus services, the A259 coast road and A27. The business park is a Business Improvement District www.lancingbusinesspark.co.uk, and accommodates a wide range of industrial, technology and office businesses including Paula Rosa Manhattan, Bidfood, Equiniti, SIG, Adur & Worthing Council, South Link, Sussex Transport and VOSA.

Description

The property comprises an end of terrace high bay unit which may suit a variety of industrial or warehouse uses (subject to any necessary consents). Features include an eaves height of 22' / 6.7m and three loading doors. There is a large yard area allocated to the unit.

Ground Floor	High bay warehouse / production area, WCs	9,775 ft ²	908 m ²
First Floor	Offices	942 ft ²	87 m ²
TOTAL FLOOR AREA		10,717 ft²	995 m²
Exterior	Use of yard area of approximately 13,000 ft ² providing vehicle parking and loading facilities		

Terms

The property is **TO LET** on a new full repairing and insuring lease for a term to be agreed. Rental offers are invited in excess of **£115,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. The rental will be exclusive of VAT, business rates, building insurance premium, estate service charge and any other outgoings. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value £45,750 **EPC Rating** D - 89

Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**



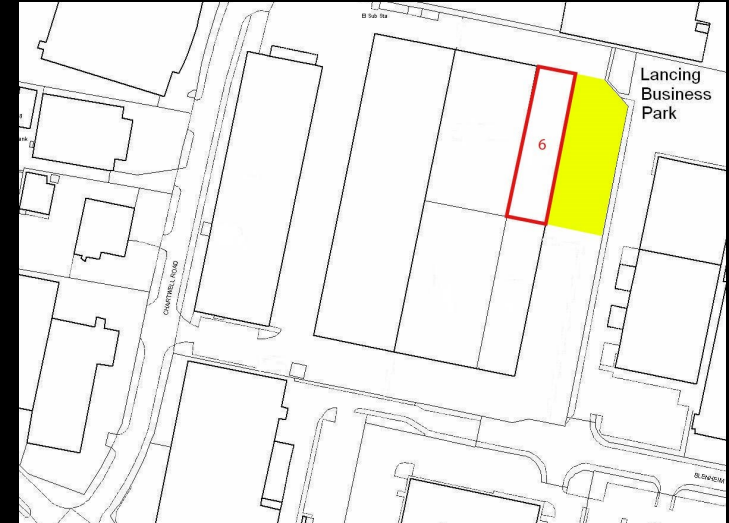
01273 321123 www.gsp.uk.com



amenities and services not tested
measurements are approximate

Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.





01273 321123 www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.