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TO LET

INDUSTRIAL AND WAREHOUSE – 1,386 SQ FT (128.76 SQ M)

Unit 2 Elm Business Units, 67 Chartwell Road, Lancing, BN15 8FD

DESCRIPTION

The estate comprises of six light industrial/warehouse units constructed in 2008. Unit 2 is situated at the northern end of the development and has its own car parking and loading area.

The unit is laid out to provide an open warehouse/industrial area together with a WC and office/reception block. Access for loading is via an up and over loading door. There are also two separate pedestrian entrances.

LOCATION

Elm Business Units are situated at the heart of the Lancing Business Park between Worthing (2 miles to the west) and Brighton (10 miles to the east). Strategically locally the A27 dual carriageway and the A259 coast road but easily accessible proving further links to the A23 and M23 to the east.

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

AMENITIES

- 5 dedicated car parking spaces and loading area
- Up and over loading door (3.49m x 3.994m)
- Three phase electricity
- Gas supply
- 5.75m – 6.78m eaves height (to underside of roof)
- Constructed in 2008
- Gated yard

RENT

£19,950 PAX

LEASE TERMS

An assignment of our clients lease for a term expiring on 21/02/2028. Alternatively a new sub lease may be available. Further details on request.

RATES

The current 2023 Rateable Value of the property is £11,500

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

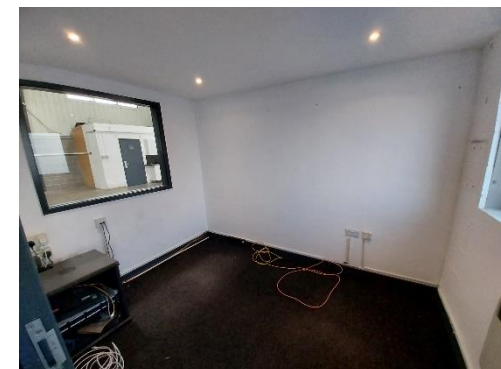
EPC

This property has an EPC Rating of D.



ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Industrial/warehouse area	1,144	106.29
Office/Reception Space	184	17.09
2 x WC's	102	9.48
TOTAL	1,430	132.86



VIEWINGS – 01903 229200

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