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**TO LET**

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

**Unit 6/7 Elm Business Units, 67 Chartwell Road, Lancing, BN15 8FD**

**DESCRIPTION**

The estate comprises of six light industrial/warehouse units constructed in 2008. Unit 6/7 is situated at the southern 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 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).

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Industrial/warehouse area	1,386	128.76
<b>TOTAL</b>	<b>1,386</b>	<b>128.76</b>

**AMENITIES**

- Dedicated car parking and loading area
- Up and over loading door
- Three phase electricity
- Gas supply
- 5.75m eaves height
- Constructed in 2008

**RENT**

£20,775 PAX

**LEASE TERMS**

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

**RATES**

The current 2023 Rateable Value of the property is £11,250

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

An EPC is being prepared and will be available shortly.



**VIEWINGS – 01903 229200**

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