

MAKING
PROPERTY
WORK
SHW.CO.UK

SHW

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 |
| TOTAL | 1,386 | 128.76 |

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

Duncan Marsh

t: 01903 229 201

e: dmarsh@shw.co.uk

Ben Collins

t: 01293 441312

e: bcollins@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

MAKING

PROPERTY

WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fanestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316