SMALL OFFICE/WORKSPACES TO LET

Winston Business Centre, Chartwell Road, Lancing, BN15 8TU

spratt&son

estate agents and chartered surveyors

spratt&son

estate agents and chartered surveyors

DESCRIPTION:
The premises comprise a suite of small first floor workspaces considered suitable for occupiers seeking occasional office use, storage facilities or light workshop spaces. The premises benefit from a ground floor entrance with stairs leading to a first floor communal reception area with WC and shared kitchen. The units are available with the benefit of flexible terms with rents fully inclusive of heating, lighting, electricity, water, building insurance and weekly cleaning of the common ways.

LOCATION:
The property is situated in a convenient position on a small estate just off Chartwell Road within the Lancing Business Park. The business park is situated approximately 3 miles from Worthing to the east and 10 miles from Brighton to the west. Excellent transport links to the surrounding areas are offered via the nearby A259 and A27 trunk roads and Lancing railway station is within half a mile walk of the property.

ACCOMMODATION:

Office 1	**NOW LET!**
Maximum overall depth	10'6
Maximum overall width	9'
Gross internal area	95 ft²

Office 2	**£375 pcm**
Maximum overall depth	11'8
Maximum overall width	23'7
Gross internal area	260 ft²

TERMS:
The premises are offered with flexible terms. All rents are inclusive of heating, lighting, electricity, water, building insurance and weekly cleaning of the common ways.

RENT DEPOSIT:
6 weeks' rent.

LEGAL FEES:
Both parties to be responsible for their own legal costs.

VAT:
We are advised that the rent is subject to VAT.

RATES:
All parties are advised to make their own enquiries with the local authority.

VIEWING:
Strictly by prior appointment:

01903 234343

Office/Workspace 1

Office/Workspace 2

More information:
01903 234343
www.sprattandson.co.uk

Ombudsman www.oea.co.uk

NAEA Estate Agents

RICS

These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.

spratt&son

estate agents and chartered surveyors

ENERGY PERFORMANCE CERTIFICATE:

Energy Performance Certificate
Non-Domestic Building

HM Government

Sussex County Windows
Unit 25 Winston Business Centre, 43 Chartwell Road
Lancing Business Park
LANCING
BN15 8TU

Certificate Reference Number:
0492-2869-4030-6900-9203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ — Net zero CO_2 emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125 — 116 This is how energy efficient the building is.
F 126-150
G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	206
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$ per year):	56.52
Primary energy use (kWh/m^2 per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

36 If newly built
96 If typical of the existing stock

We have included in these particulars details of services and fittings we have seen within the property. Unfortunately we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective purchasers are strongly advised to obtain their own independent report on these matters.

Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

Communal Reception Area

Communal Kitchen

More information:
01903 234343
www.sprattandson.co.uk

Ombudsman www.oea.co.uk

NAEA Estate Agents

RICS

These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.