



SMALL LIGHT-INDUSTRIAL/OFFICE SPACE TO LET

Unit 10 Winston Business Centre, Chartwell Road, Lancing, BN15 8TU

DESCRIPTION:

The premises comprise a single storey office/workshop with a gross internal area of approximately 508 sq ft. The accommodation currently comprises two office/workspaces with double door pedestrian access, kitchenette and WC, however it could be easily reconfigured to provide one open-plan space if required. Externally the property benefits from two car parking spaces to the front forecourt area. The property, which is available with the benefit of a brand new lease, is considered suitable for a variety of different occupiers and viewing is strongly recommended.

LOCATION:

The property is situated in a convenient position on a small estate 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:

Maximum overall depth 31'
Maximum overall width 16'5"

GROSS INTERNAL AREA 508 sq ft

TERMS:

Lease:

The premises are available on a new lease with terms to be agreed.

Rent:

£550 pcm.

Rent Deposit:

3 months' rent.

Legal Fees:

Each side to be responsible for their own legal costs unless otherwise negotiated.

VAT:

We are advised that the rent is not subject to VAT.

RATES:

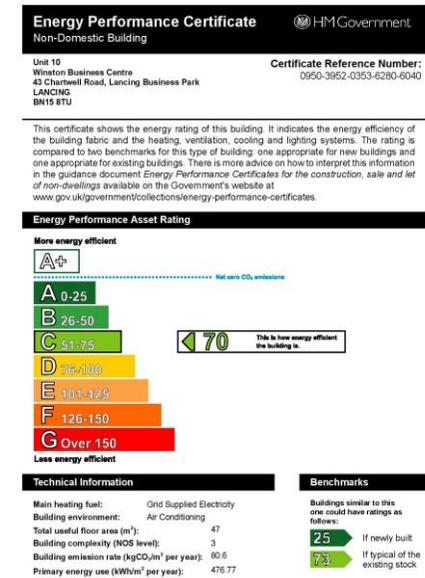
The Rateable Value for the property is £3650 and therefore any ingoing occupier would likely be subject to Small Business Rate Relief and there would be no rates payable. All parties are advised to make their own enquiries with the local authority.

VIEWING:

Strictly by prior appointment:

01903 234343

ENERGY PERFORMANCE CERTIFICATE:



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.

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.