38 Chartwell Road, Lancing Business Park

To Let £29,500 PAX



info@sprattandson.co.uk estate agents and chartered surveyors



estate agents and chartered surveyors LOCATION

The property is situated in a prominent position fronting onto 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.

DESCRIPTION

The premises is a detached light industrial building totalling approximately 4,300 sq ft. The office accommodation includes a reception and offices of approximately 400 sq ft together with Ladies and Gents WCs, shower room (currently not in use) and a small amount of storage. The warehouse totals approximately 3,780 sq ft. Externally, the property benefits from a gated front forecourt, providing car parking for up to ten cars and side access leading to a small rear yard space.

LEASE

The premises are available with the benefit of a new effective full repairing and insuring lease on terms to be agreed.

RENT

£29,500 per annum exclusive.

VAT

We are advised that rent is not subject to VAT

LEGAL FEES

Each side are responsible for their own legal costs.



VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son. Nicole Evans NE@sprattandson.co.uk 07394562643

01903 234343 info@sprattandson.co.uk



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ACCOMMODATION

Warehouse: 3,780 sq ft Reception: 73 sq ft Main Office; 250 sq ft 2nd Office: 76 sq ft Kitchen: 24 sq ft Total: 4300 sq ft

> Storage areas Two WCs

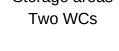
EPC

RATING: E 109 Certificate No: 0160-0735-4579-7406-1002

> Copies of the EPC's and Recommendation Reports are available upon request.

BUSINESS RATES

Rateable Value: £24250 We would recommend any interested parties make their own enquiries as to the Rates Payable. For further details please contact Worthing Borough Councils rates department on 01903 221061.











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We may 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 tenants or 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 VAT is chargeable prior to entering into an agreement