

**38 Chartwell Road, Lancing Business Park**

**To Let £29,500 PAX**



**TO LET**

Ground Floor  
Workshop

EPC: E

**T:01903 234343**  
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**spratt&son** 

estate agents and chartered surveyors





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## 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.

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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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