

MARSHALL CLARK

C H A R T E R E D S U R V E Y O R S

12 Sompting Road, Worthing, West Sussex BN14 9EP
Telephone: 01903 236599 Facsimile: 01903 208973
Email: worth@marshallclark.co.uk

LIGHT INDUSTRIAL UNITS

TO LET

From 3,800 sq. ft. (353 sq. m.) - 11,400 sq. ft. (1,059 sq.m.)



CHARTWELL CENTRE

CHARTWELL ROAD, LANCING BUSINESS PARK

BN15 8UF

Regulated by RICS

Marshall Clark for itself and for the vendors or lessors of the property give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract. Neither Marshall Clark nor anyone in its employment has any authority to make or give representation or warranty in relation to the property.

LOCATION:

The Lancing Business Park is one of the main industrial estates in the south east of England. The site has excellent links to the A259 and A29 link roads providing access to all major towns in the south and and to the north.

DESCRIPTION:

The Chartwell Centre has recently undergone major refurbishment providing a series of 8 light industrial /warehouse units with first floor offices. Each unit has three phase electric, separate pedestrian access, water supply in addition to disabled WC facility.

The units benefit from front window fascias providing excellent light into each unit. Full height insulated roller shutter doors are also fitted and each unit will be allocated ample parking bays to the front. These units have the flexibility to be interlinking offering a wider choice of unit size

ACCOMMODATION/RENT

| UNIT NO. | SIZE | RENT |
|-----------------|----------------------------|-----------------------------------|
| 6 | 3,800 sq. ft. (353 sq. m.) | £26,600 per annum exclusive + VAT |
| 7 | 3,800 sq. ft. (353 sq. m.) | £26,600 per annum exclusive + VAT |
| 8 | 3,800 sq. ft. (353 sq. m.) | £26,600 per annum exclusive + VAT |

TENURE:

The units are available on new lease terms on minimum of three years subject to the usual rent reviews.

RENT INCENTIVES :

Rent free periods or rental reductions may be available, subject to negotiation.

SERVICE CHARGE:

Each unit is to be liable for service charge which contributes towards the external maintenance and security of the development. Further details available on request.

BUSINESS RATES:

Enquiries can be made to Adur District Council on 01273 263000

LEGAL COSTS:

Each party to bear their own legal costs.

VIEWING:

Strictly by appointment through sole agents Marshall Clark LLP - 01903 236599

Contact: Jane Ashworth - j-ashworth@marshallclark.co.uk