

# Chartwell Business Centre Lancing

Available to Let  
Warehouse  
3,712 sq ft ( 345 sq m )



0.5 mile walk from Lancing centre



Full height roller shutter door



On site parking



Loading bay: approx 792 sq ft



Gated access



LED lighting

# Chartwell Business Centre

Chartwell Business Centre, Lancing, BN15 8FB



## Description

Chartwell Business Centre comprises of a terrace of 11 steel frame warehouse units with car parking on site. Unit 3 is formed over two floors, with up and over loading door access. It benefits from open plan well presented industrial / warehouse space, with a painted concrete floor, LED lighting and an eaves height of 6.43 m. There is also a partial mezzanine floor, providing additional office accommodation.

## Location

Chartwell Business Centre is situated at the heart of Lancing Business Park between Worthing (2 miles West) and Brighton (10 miles East). Strategically located, the A27 dual carriageway and the A259 coast road are both easily accessible, providing further links to the A23 & M23 to the East. Lancing station is an approximately 5 minutes walk, which provides direct services to London Victoria (79 minutes).

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

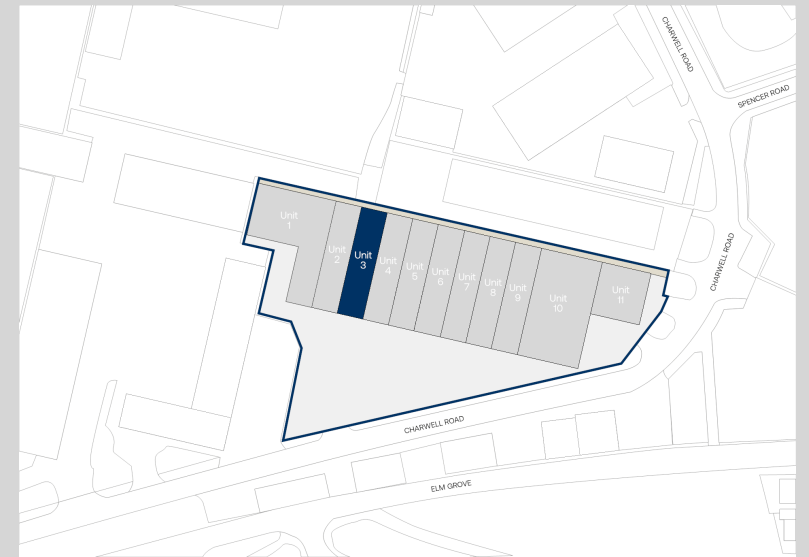
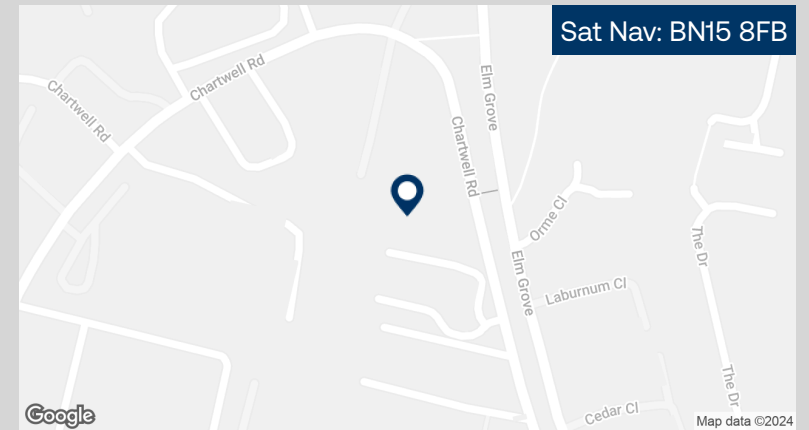
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 3	Warehouse	3,712	345	Immediately
Total		3,712	345	

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