

GROUND FLOOR WORKSHOP



TO LET

38 CHARTWELL ROAD LANCING BUSINESS PARK BN15 8TU

- PROMINENT LOCATION
- 1/2 MILE FROM LANCING STATION
- UP TO 10 PARKING SPACES AVAILABLE
- 11 MINS WALK FROM LANCING BEACH

LOCATION

Lancing is a town close to the seafront in West Sussex, and is located 10 miles (16 km) west of Brighton and Hove and 4 miles (6 km) east of Worthing. Lancing has a resident population of 27,933.

38 Chartwell Road is located in Lancing Business Park 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.

RENT

£29,500 per annum exclusive.

LEASE

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

ENERGY PERFORMANCE CERTIFICATE

EPC rating is E 109 valid until 13th July 2025

BUSINESS RATES

The Rateable Value from April 2024/2025 provided by the Valuation Office Agency www.voa.gov.uk is £24,250.

Businesses may be entitled to some small Business Rate Relief, for further details please contact Worthing Borough Councils rates department on 01903 221061.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

ACCOMODATION	SQ FT	SQ M
Reception	73	6.8
Warehouse	3,780	351
Main Office	250	23
Second Office	76	7
Kitchen	24	2.2
Storage Areas		
WC's		
Total (approx)	4,203	390

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

VIEWINGS AND FURTHER INFORMATION



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AGENCY | MANAGEMENT | LEASE ADVISORY | VALUATION | INVESTMENT | ACQUISITIONS



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