



Budget Priced Offices To Let On Flexible Terms

Parklands Business Centre, 44 Chartwell Road, Lancing Business Park, Lancing, West Sussex, BN15 8UE

From £200 per month

Michael
Jones
& Company

Parklands Business Centre, 44 Chartwell Road, Lancing Business Park, Lancing, West Sussex. BN15 8UE

Location

Parklands Business Centre is located in a prominent position on the east side of Lancing Business Park, directly off Chartwell Road. Lancing Business Park is located between Brighton (10 miles to the east) and Worthing (2 miles to the west) and is served by both the main A27 coast and A259 coastal road.

Description

Parklands Business Centre is formed over three floors and arranged mainly as open plan offices / light industrial units. The units are carpeted, heated and benefit from communal WC's and kitchen facilities. There is ample parking available on site for staff and visitors.

Tenure

The premises are available on an individual basis or combined on 'easy in and easy out' lease terms.

Rent

The rent includes central heating, water and buildings insurance. VAT is chargeable and electricity will be charged by individual meter.

Service Charge

Each office is liable for contribution towards service charge for the building. Further details upon request.

Use

The premises are set up for general office use however, they may be suitable for light assembly/manufacturing purposes subject to any required consents.

Accommodation

The property has the following availability and approximate floor measurements:

Unit/Suite	Sq Ft	Per Month
Unit 1D	1072	£900.00
Unit 2E	167	£300.00
U5S1	249	£300.00
U5S2	1338	£1000.00
U5S3	325	£350.00
U5S6	151	£278.25
U5S7	158	£250.00
U5S8	163	£250.00
U5S10	209	£300.00
Unit 6	2723	£1500.00
U7S2	386	£400.00
U7S4	386	£400.00
U7S5	155	£200.00
U7S6	219	£200.00
U7S8	448	£424.00
Unit 8B	2390	£1400.00

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

Business Rates

Interested parties are advised to contact the local rates department on 01903 221061.

Viewing



Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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