



Modern Light Industrial / Warehouse Units From 5023 – 10,201 Sq Ft

Chartwell Business Centre, Chartwell Road, Lancing, West Sussex, BN15 8FB

From £50,230 Per Annum

Michael
Jones
& Company

Chartwell Business Centre, Chartwell Road, Lancing, West Sussex, BN15 8FB

Location

Chartwell Business Centre is situated at the heart of Worthing 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 and M23 to the east. Lancing railway station is an approximate 5 minute walk which provides direct services to London Victoria.

Description

Chartwell Business Centre comprises of 11 steel framed mix use office and warehouse units with allocated car parking on site. The units are formed over two floors with up and over loading door access. The units benefit from mezzanine floors which has been previously used as offices and are fitted out to a high standard to include air conditioning.

Accommodation

The property has the following approximate gross internal floor areas:

Unit 4: 5023 sq ft

Unit 5: 5178 sq ft

TOTAL: 10,201 sq ft

Terms

The units are available either individually or as one whole on new effective full repairing and insuring lease terms.

Rent

£10 Per Sq Ft

Business Rates

We have been informed by the local authority that the units have the following rateable values:

Unit 4 - £41,000

Unit 5 - £23,750

Interested parties are asked to contact Worthing Borough Councils rates department on 01903 221061 to ascertain any relief that might be available.

Service Charge

An estate service charge is payable for the maintenance and management of the estates common parts and services. Further details are available upon request.

VAT

We understand that VAT is chargeable on the terms quoted.

EPC

Unit 4 = C74 Unit 5 = D100



Legal Fees

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

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

Michael Jones & Company Commercial Department
First Floor, Chapelworth House, 22-26 Chapel Road, Worthing, West Sussex BN11 1BE

01903 201212

commercial@michaeljones.co.uk www.michaeljones.co.uk

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& Company