



INDUSTRIAL/WAREHOUSE UNIT TO LET

- Three Phase Electric Supply
- 8' Electric Roller Loading Door
- 3 Parking Spaces
- Office/Store Room Incorporated Within Workshop
- Separate Pedestrian Access
- Min. eaves height of 2.95m

Interested in this property? Please contact us on 01903 792785

UNIT 8, CROWN BUILDINGS, 33 CHARTWELL ROAD, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8SP

Location

Lancing Business Park is the second largest business area in West Sussex and hosts a range of industrial and office based businesses. Crown Buildings is located on Chartwell Road, towards the southern boundary of Lancing Business Park. The estate is ideally located and serviced by two entrances at the southern end of Western Road and offers easy access from the A27 or from the A259 coastal road. Lancing train station is approximately 1.4 miles away.

Description

A split level unit located in popular Lancing Business Park comprising ground floor warehouse area, separate office space, kitchenette, shower room with WC and additional separate WC. Features include loading bay with 8ft electric roller shutter door for direct access, separate pedestrian entrance, Three Phase electricity, LED lighting. There are three allocated parking spaces plus the area in front of the loading bay.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	1,006	93.46

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £15,000 per annum, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £8800. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £4144.80. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

An EPC has been requested.

VAT

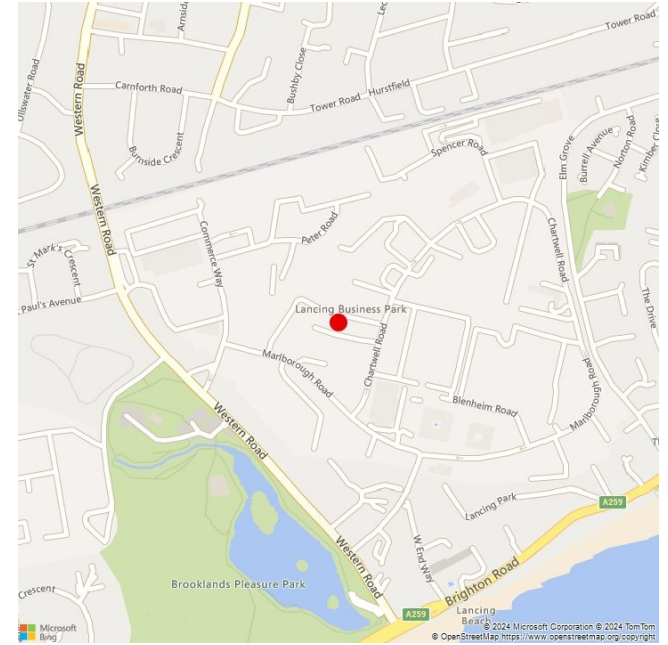
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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