

TO LET

**REFURBISHED UNITS AT THE CHARTWELL CENTRE
SUIT INDUSTRIAL/WAREHOUSE or
TRADE COUNTER USES (STP)
3,800 - 30,424 sq ft**



**8 UNITS REMAINING
(PLEASE CALL FOR CURRENT AVAILABILITY)
THE CHARTWELL CENTRE, CHARTWELL ROAD
LANCING BUSINESS PARK, LANCING
WEST SUSSEX BN15 8UF**

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:



Property Management

helenmighall@astonrose.co.uk



Investment

kenmorgan@astonrose.co.uk



Building Surveying

steveelliott@astonrose.co.uk



Sales, Lettings & Acquisitions

paulbrierley@astonrose.co.uk



Landlord and Tenant, Rating

johnwilliams@astonrose.co.uk



Project Management

jamescolling@astonrose.co.uk

Location

The Lancing Business Park is a large, well established industrial estate, located approximately one mile from the main A27 East/West trunk road and a few hundred yards from the A259 Brighton road. Access is off Western Road with The Chartwell Centre being situated on the one way system, close to the junction with Blenheim Road.

Description

The Chartwell Centre is now nearing completion, having recently undergone major refurbishment, providing a series of identical light industrial/warehouse units. Each unit comprises high bay style accommodation with integral mezzanine offices (totalling approximately 1,235 sq ft).

Each has an aluminium loading door and feature glazed personnel entrance. The units are self-contained and benefit from a three phase electrical supply/water and gas.

Externally, a large secure yard provides parking and loading facilities for the occupiers.

The units can be combined to provide a number of difference size configurations.

Accommodation

Eight units constructed, ranging in size from approximately 3,800 sq ft (further details upon request).

Terms

The units are available on new lease terms on a minimum of three years, subject to annual rent increases in line with the Retail Price Index (in lieu of a formal rent review). A rent deposit may be required).

Rent

£8.00 per sq ft. Incentives available. Details on request.

Service Charge

Each unit is liable for an annual service charge which contributes towards the external maintenance and security of the development for the benefit of occupiers. Further details available on request.

Legal Costs

Each party to pay their own legal costs.

VAT

VAT may be applicable to the sums mentioned above.

Viewing

Strictly by prior appointment through the Landlord's agent Aston Rose:

Paul Brierley
Aston Rose

Tel: 01903 507751
paulbrierley@astonrose.co.uk

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