



## A Deceptively Spacious Warehouse & Office - Approx 5000 Sq Ft

Unit 15, Winston Business Centre, Chartwell Road, Lancing, BN15 8TU

**Asking Price £325,000 or Rent £17,000 per annum**

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**JONES**

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## LOCATION

The property is situated on the established Lancing Business Park which is one of the largest industrial estates in West Sussex. Located 2 miles east of Worthing and approximately 9 miles west of Brighton. The location provides easy access to all major towns and cities along the coast via the A259 and A27 trunk roads. Access to London and the north can be via the A23 or A24. The Winston Business Centre is a development of modern industrial and office units located off the Chartwell Road.

## DESCRIPTION

Unit 15 is a two storey business unit with ground floor warehouse and first floor offices. The unit is deceptively spacious and extends out to the back to provide a flexible workspace over two floors. The property has the following features:

- 5 Allocated Parking Spaces + Loading Bay
- Roller Shutter Door & Separate Pedestrian Access
- Mainly Open Plan Offices which can Sub Divided
- End of Terrace Unit Constructed of Steel Portal Frame
- Flexible Business Space suitable for Variety of Uses

## TENURE

The unit is available either for sale freehold with full vacant possession – or to let at £17,000 per annum.

## ACCOMMODATION

The property is currently arranged as follows with approximate gross internal floor areas:

GROUND FLOOR WAREHOUSE/INDUSTRIAL	2500 sq ft
FIRST FLOOR OFFICES	2500 sq ft
<b>TOTAL AREA</b>	<b>5000 sq ft</b>

## BUSINESS RATES

According to the VOA website the property has a rateable value of £15,250 making the rates payable approximately £7,100. However, interested parties are advised to make their own enquiries with the local rates office on 01903 221061.

## LEGAL COSTS

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

## EPC

An energy performance certificate can be provided upon request.

## VIEWING

Strictly by appointment through Michael Jones Commercial.

# 01903 201212

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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.

Mis representation 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.

