



## Single Storey Lock up Industrial/Storage Unit – 1000 Sq Ft

Unit 8, Crown Buildings, Chartwell Road, Lancing, West Sussex, BN15 8SP

**£8,500 per annum**

Michael  
**Jones**  
& Company

## Unit 8, Crown Buildings, Chartwell Road, Lancing, West Sussex, BN15 8SP

### Location

Crown Buildings forms part of the established Lancing Business Park which is centrally located on the southcoast in West Sussex. Worthing is approximately 3 miles to the west. Brighton and Hove is approximately 10 miles to the east with easy access to the A27 trunk road and the A259 coastal road. The property is located just off Chartwell Road just before the entrance to Rabbit Skips.

### Description

The unit benefits from the following:

- **3 Allocated on site parking Spaces**
- **Loading and separate pedestrian door**
- **Two WC's & separate kitchen**
- **Shower cubicle**
- **Partitioned office room (can be removed)**
- **Three phase electricity supply (not tested)**
- **Re-painted floor**

### Accommodation

The property has the following gross internal floor area:

**1000 sq ft**

### Tenure

The property is available by way of a full repairing and insuring lease to be negotiated and agreed.

### Service Charge

We understand that the unit is subject to a small service charge with a contribution for the estate.

### Rateable Value

We understand the property has a rateable value of £7400 with a rates payable of approximately £3500. Occupiers may benefit from small business rates relief however interested parties are advised to contact the local rates and interested parties are advised to contact the local rates department.

### Agents Note

Car workshop/repairs will not be permitted unless it is well established business and would be subject to landlords approval.

### Rent

Rent £8,500 per annum

### 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

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