



LANCING

RENT: £13,800 PER ANNUM

Unit 13, 13 Burrell Buildings, Chartwell Road, Lancing, West Sussex, BN15 8TZ

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- Single Storey Light Industrial/Warehouse Unit To Let
- Available On Basic Hiring Agreement
- 1-3 Year Terms
- Approx 2,000 Sq Ft
- Allocated Parking

LOCATION

Burrell Buildings is made up of a series of single storey light industrial warehouse units situated off of Chartwell Road on the Lancing Business Park. Situated approximately 2 miles east of Worthing and 9 miles west of Brighton, the location provides easy access to nearby A259 coastal road and A27 which links to A23 and A24 heading North. Burrell Building itself is located adjacent to Graham Wood and directly opposite the HGV testing station in Chartwell Road.

DESCRIPTION

The property comprises of an end of terrace light industrial warehouse unit of standard brick construction with corrugated single skin roof. The unit is approached via concertina loading doors and benefits from allocated onsite parking. The unit suits a variety of industrial or storage uses.

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ACCOMMODATION

The unit has an approximate gross internal area of 2,000 sq ft.

TENURE

The property is available by way of a new hiring agreement. Further details upon request.

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BUSINESS RATES

Interested parties are advised to contact Adur District Council on 01273 263111.

AGENT NOTE

The Lancing Business Park has been awarded Business Improvement District status (BID). For further information please visit www.lancingbusinesspark.co.uk or alternatively contact the Estate Co-ordinator Ken Green on kengreen@lancingbusinesspark.co.uk.

LEGAL COSTS

Each party is to pay their own legal costs if incurred.

VIEWING

Strictly by appointment through Michael Jones & Co.

Contact Steve Berrett or Jon Justice

01903 228602 or commercial@michaeljones.co.uk

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/Tenants 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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