



51 Old Steyne, Brighton, East Sussex, BN1 1HU

Telephone (01273) 321 123

Fax (01273) 77 10 70

email: [info@gsp.uk.com](mailto:info@gsp.uk.com)

[www.gsp.uk.com](http://www.gsp.uk.com)

**Commercial Property Estate Agents • Chartered Surveyors • Property Managers**

Graves Son & Pilcher LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher LLP has any authority to make or give any representation or warranty whatever in relation to this property.

## MODERN BUSINESS UNIT – 1,077ft<sup>2</sup> / 100m<sup>2</sup> - 2 CAR SPACES FOR SALE



### UNIT 7 WINSTON BUSINESS CENTRE CHARTWELL ROAD LANCING

Situated on the established Lancing Business Park (formerly Churchill Industrial Estate) between Brighton and Worthing, near the A259 coast road. The A27 is conveniently accessible, linking with the A23 (via the Brighton Bypass) and the A24 (see identification plan overleaf).

Forming part of a modern business estate, this two-storey business unit is suitable for various mixed uses within B1/B8 (subject to necessary consents). The unit has been recently used as storage on the ground floor with offices over and has the benefit of security bars (front ground floor window), kitchen area, electric night storage heater and internal security roller-shutter door.

**Ground Floor :** Open Area in all **542ft<sup>2</sup> / 50.35m<sup>2</sup>**  
WC/Kitchenette

**First Floor :** Open Plan in all **535ft<sup>2</sup> / 49.70m<sup>2</sup>**

**Total Floor Area** **1,077ft<sup>2</sup> / 100.05m<sup>2</sup>**

**n.b.** The purchasers will be required to become a shareholder and director in the management company that will own the freehold of the estate roads and common parts.

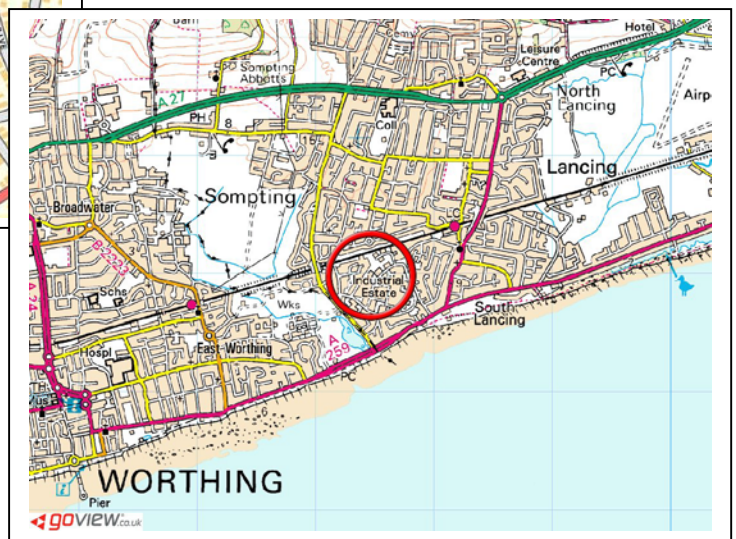
**n.b.** Units 6, 16 and 21 are also available (either individually or as a portfolio) and are in the same ownership.

**OFFERS are INVITED in the region of £90,000 for the  
FREEHOLD INTEREST**  
(VAT may be chargeable on the sale price)

Measurements are approximate and gross internal

Services not tested

Viewing by appointment with SOLE AGENTS, **GRAVES SON & PILCHER**



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

Reproduced from the Ordnance Survey map with the Sanction of The Controller of H.M. Stationary Office, Crown Copyright Reserved. Licence No. ES74373E0001.

