



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 - FOR SALE

2,208 ft<sup>2</sup> / 205 m<sup>2</sup>



**Unit 25**  
**Winston Business Centre**  
**Chartwell Road, Lancing, BN15 8TU**

Situated on the established Lancing Business Park, 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.

The unit is arranged as ground floor storage accommodation with first floor office which have the benefit of suspended ceiling, recessed lighting, night storage heaters, alarm and 3 phase supply. There is also an internal security door at ground floor level. The ground floor internal height is 9'10" / 3m. The unit has 3 car spaces and additional parking may be available at the Estate entrance.

**Ground Floor** : Open Area approx 46'10" x 23'11" in all **1,104 ft<sup>2</sup> / 102.56m<sup>2</sup>**

**First Floor** : Open Plan Offices approx 46'10" x 23'7" (as 3 Rooms) in all **1,104 ft<sup>2</sup> / 102.56m<sup>2</sup>**

**TOTAL FLOOR AREA** **2,208 ft<sup>2</sup> / 205.12 m<sup>2</sup>**

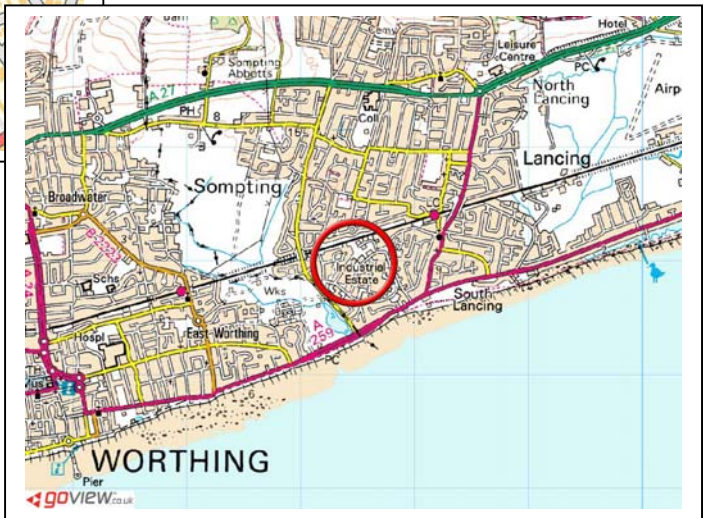
measurements are approximate and gross internal

services not tested

Rateable Value : £11,750

**OFFERS are invited in the region of £185,000 for the FREEHOLD interest**  
**VAT may be chargeable on the sale price**

Viewing by appointment with SOLE AGENT, GRAVES SON & PILCHER LLP



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.

