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MODERN BUSINESS UNIT – 1,094ft² / 102m² - 2 CAR SPACES FOR SALE



Unit 4, 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 an internal security shutter and security on all windows, electric heaters and a 3 phase supply.

Ground Floor : Open Area in all **550ft² / 51.09m²**

First Floor : Open Plan with Kitchenette in all **543ft² / 50.44m²**

Total Floor Area **1,094ft² / 101.63m²**

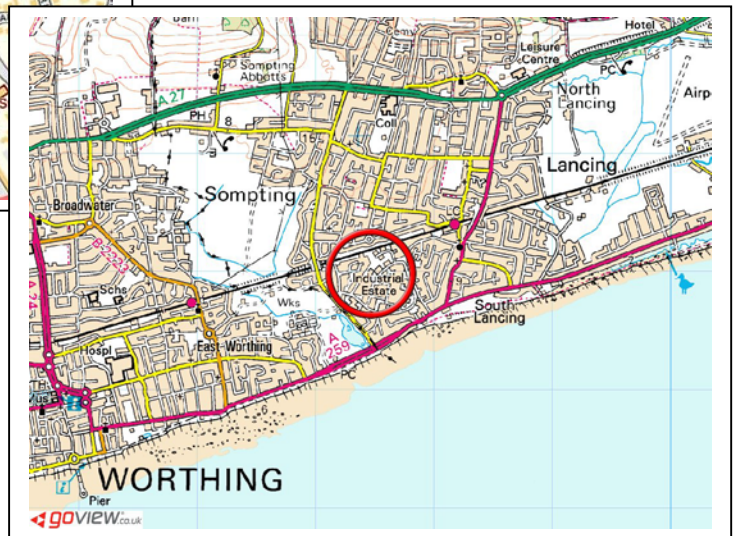
Measurements are approximate and gross internal

Services not tested

Rateable Value : £8,100

OFFERS are invited in the region of £100,000 for the FREEHOLD interest
VAT may be chargeable on the sale price

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



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