JORDAN & COOK

ESTATE AGENTS & CHARTERED SURVEYORS SINCE 1880

MODERN LIGHT INDUSTRIAL UNIT TO LET

1,000 sq ft 93 sq m



Unit 4 Crown Buildings
Chartwell Road, Lancing Business Park
BN15 8SP

ADUR DISTRICT COUNCIL
PLANNING APPLICATION
APPROVED
DATE
21 DEC 2006

- 3 parking spaces

WWW.JORDANANDCOOK.CO.UK
ADDRESS : 31 CHAPEL ROAD, WORTHING, WEST SUSSEX BN11 1EG
TELEPHONE : 01903 821919
FAX : 01903 215379 EMAIL : COMMERCIAL@JORDANANDCOOK.CO.UK

Unit 4 Crown Buildings, Lancing Business Park BN15 8SP

LOCATION

The premises are located mid terraced in a development of eight light industrial units known as Crown Buildings with access immediately off Chartwell Road on the Lancing Business Park. This estate is located just north of the A259 coast road and access to the A27 south coast trunk road is approximately 2 miles to the north. The estate is approximately 1.5 miles to Worthing being one of the main commercial towns of West Sussex and 6 miles west to Brighton.

DESCRIPTION

The property comprises a single storey unit with the benefit of 3 numbered car parking spaces and room for one vehicle in front of the building. Kitchen sink and drainer, hot water heater, 1 WC and storeroom.

AC COMMODATION

Ground floor gross internal area **1,000 sq ft** **93 sq m**

LEASE

The premises are offered on a new full repairing and insuring lease for a term to be agreed.

RENT

£7,000 pa exclusive plus service charge towards maintenance of common parts.

RATEABLE VALUE

To be separately assessed.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment Via Sole Agents

Jordan & Cook Chartered Surveyors
31 Chapel Road, Worthing, West Sussex
Tel: 01903 821919 Fax: 01903 215379
Contact: Jane Ashworth or Brian Hooker FRICS
e-mail: info@jordanandcook.co.uk

SUBJECT TO VAT MAY BE APPLICABLE

THE PROPERTY MISDESCRIPTIONS ACT

Jordan & Cook for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that: (1) These particulars are set out as a general outline only for the guidance of intended Purchasers or Lessees and do not constitute part of an offer or contract: (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations (3) The Vendors or Lessors do not make or give and neither do Jordan & Cook for themselves nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property.