GRAVES SON & PILCHER

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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 ft² / 205 m²



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 ft²** / 102.56m²
First Floor	:	Open Plan Offices approx 46'10" x 23'7" (as 3 Rooms)	in all **1,104 ft²** / 102.56m²
TOTAL FLOOR AREA			**2,208 ft²** / 205.12 m²

ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/1489/12
DATE VALID 19 DEC 2012

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**