

INDUSTRIAL WAREHAUS
PROPERTY GROUP

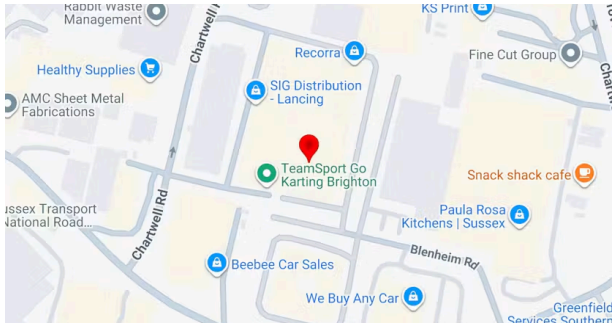
Unit 3, Lancing Business Park, Blenheim Road, Lancing, West Sussex BN15 8UQ

Industrial Unit To Let | 21,302 sq ft | £213,000 per annum exclusive

Single Storey Industrial Unit with two Roller Shutters, Mezzanine Floor, Offices and Loading/Parking Facilities via a large Yard

Accommodation

Name	sq ft	sq m
Unit - Industrial	16,398	1,523.42
Mezzanine - Storage	2,003	186.08
Ground - Office	435	40.41
1st - Offices	2,466	229.10
Total	**21,302**	**1,979.01**



Summary

- Rent: £213,000 per annum
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



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Unit 3, Lancing Business Park, Blenheim Road, Lancing, West Sussex BN15 8UQ

Location

The Unit is located on Lancing Business Park and is strategically situated with the A27 and A259 both easily accessible providing links to the A23 and M23 Motorway to the East.

Description

Single Storey Industrial Unit with two Roller Shutters, Mezzanine Floor, Ground Floor & First Floor Offices and Loading/Parking Facilities via a large Yard.

Amenities & Specifications

Build Status: 2nd Hand - Existing
Planning Status: Planning Consented - Detailed planning

Key Points

- Eaves Height 6.7 Metres (22 Feet)
- Large Yard
- Loading/Parking Facilities
- Mezzanine Floor
- Offices (Ground Floor & First Floor)
- Three Phase Electricity Supply
- Two Electric Roller Shutters
- WC Facilities (Ground Floor & First Floor)

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

INDUSTRIAL WAREHAUS PROPERTY GROUP

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