GRAVES SON & PILCHER

To Let

Modern high bay warehousing/industrial space

Units 3 & 5

Lancing Business Park, 54 Blenheim Road, Lancing, BN15 8UQ

Industrial / Warehouse

TO LET

10,847 to 30,524 sq ft

(1,007.72 to 2,835.77 sq m)

- Adjoining warehouse units available together or separately
- Eaves height of 22 ft / 6.7 m
- Vehicle parking and loading areas
- Gated entrance

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Summary

Available Size	10,847 to 30,524 sq ft
Rent	£10 per sq ft exclusive
Business Rates	Rateable value from 1st April 2026 - £149,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Two adjoining warehouse units with extensive yard area. The units have an eaves height of 22 ft /6.7 m. External areas provide hardstanding, vehicle parking and loading areas. There are two gated entrances on Chartwell Road, together with separate vehicular access from Blenheim Road. Viewings through the Sole Agents.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 3 Ground Floor	17,211	1,598.95
Unit 3 First Floor	2,466	229.10
Unit 5	10,847	1,007.72
Total	**30,524**	**2,835.77**

Location

Situated between Brighton and Worthing on the popular Lancing Business Park (formerly Churchill Industrial Estate) – see ww.lancingbusinesspark.co.uk

The A259 Coast Road is nearby and the A27 is conveniently accessible, proving links to the A24 and A23 to the north.

Terms

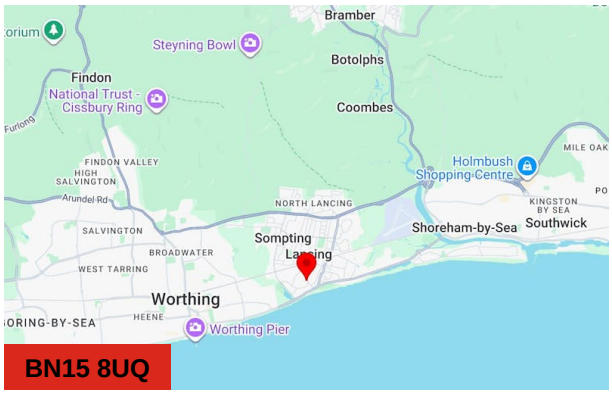
The premises are available TO LET on a new lease at the rate of £10.00 per square foot per annum, exclusive of all other outgoings

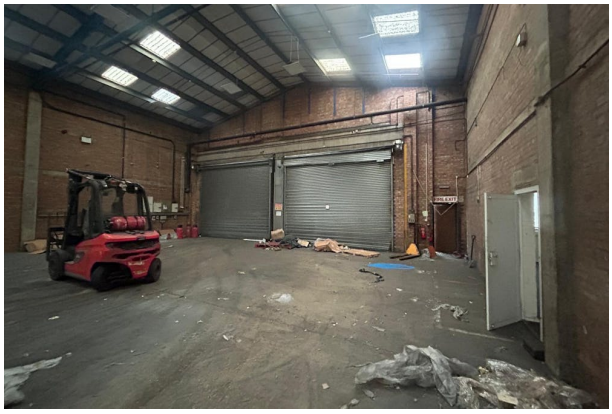
A new lease is available by negotiation. The units can be let together or separately.

Business Rates

Unit 3 : £98,500

Unit 5 : £70,500





Viewing & Further Information

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