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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

Graves Son & Pilcher 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 has any authority to make or give any representation or warranty whatever in relation to this property.

# WAREHOUSE / INDUSTRIAL UNIT

## 10,996 ft<sup>2</sup> / 1,021 m<sup>2</sup> • TO LET



### UNIT 5, 24 BLENHEIM ROAD, LANCING BUSINESS PARK, BN15 8UQ

The Lancing Business Park is situated between Brighton and Worthing, south of the main A27 dual carriageway and close to the A259 coast road. (see attached location plan and [www.lancingbusinesspark.co.uk](http://www.lancingbusinesspark.co.uk)).

The premises comprise a high bay unit which may suit a variety of warehouse or industrial uses (subject to any necessary consents). Features include an eaves height of 22' / 6.7m. The accommodation is arranged as follows:

<b>ground floor</b>	high bay warehouse/production	in all	<b>6,120 ft<sup>2</sup> / 568 m<sup>2</sup></b>
	offices/production/WCs	in all	<b>2,438 ft<sup>2</sup> / 226 m<sup>2</sup></b>
<b>first floor</b>	offices/ancillary/WCs	in all	<b>2,438 ft<sup>2</sup> / 226 m<sup>2</sup></b>
<b>Total Floor Area</b>			<b>10,996 ft<sup>2</sup> / 1,021 m<sup>2</sup></b>
<b>exterior</b>	vehicle parking and loading facilities		

Rateable Value: £45,000

measurements are approximate and gross internal

amenities and services not tested

The premises are **TO LET** for a term to be agreed at a commencing rental of **£60,000 per annum**, exclusive, subject to rent reviews at appropriate intervals.

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



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

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# Energy Performance Certificate

Non-Domestic Building



Jollimans  
Unit 5, Blenheim Road  
LANCING  
BN15 8UQ

Certificate Reference Number:  
0509-2720-4930-4790-2303

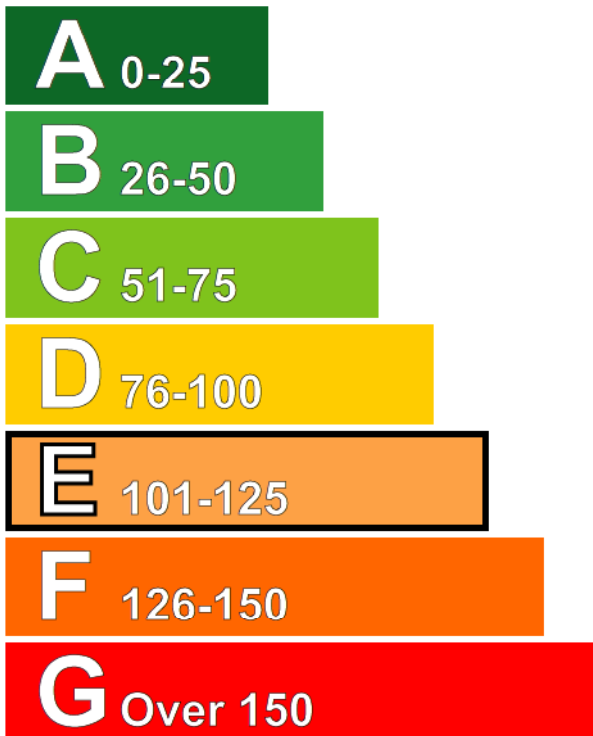
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ 102 This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1083  
Building complexity (NOS level): 4

## Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

76 If typical of the existing stock