



Rear Unit, Plot 10 Terminus Road
Chichester, West Sussex. PO19 2TX

TO LET

WAREHOUSE/INDUSTRIAL UNIT

13,338 sq ft (1,239 sq m)

Key Features:

- Substantial warehouse
- Well located on Terminus Road
- Excellent road links to the A27, M27 and A3
- On site parking
- Two electric up and over roller shutter doors
- Three phase electricity supply
- Fully fitted offices with wall mounted A/C (untested)
- Rent: £83,500 per annum exclusive (£6.26 per sq ft)
- Available immediately





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Location

Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce, with the station approximately 10 minutes walk East.

Terminus Road is an established industrial/trade location, benefitting from direct road access to the A27 and is home to an array of occupiers including Jewson, Howdens, Harwoods Jaguar/Aston Martin & KEW Electrical.

Accommodation

The premises comprise of a substantial warehouse/ industrial premises with onsite parking for 10-15 vehicles. Internally, the property benefits from the following amenities:

- Three phase electricity supply
- Two up and over electric roller shutter doors
- Concrete floor - To be re-painted prior to being re-let
- Internal height of 6m at the apex
- Suspended strip LED lighting in warehouse
- LED lighting in office
- Carpeted offices with wall mounted A/C (Untested)
- Double glazing
- WC facilities

We have measured, and calculate the premises to have the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Main warehouse	9,620 sq ft	893.70 sq m
Office and stores	3,718 sq ft	345.41 sq m
Total Area	13,338 sq ft	1,239 sq m

EPC

To be confirmed.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £83,500 per annum exclusive (£6.75 p sq ft).

Business Rates

Rateable Value (2023): £68,000

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

We understand that the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Brandon White

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www.flude.com



Flude
PROPERTY CONSULTANTS

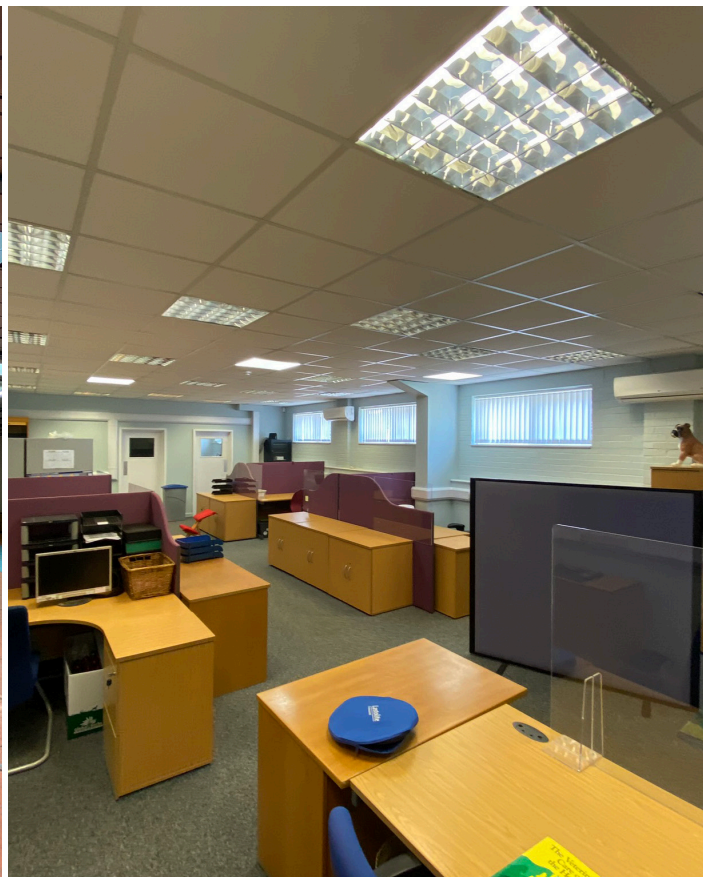


May 2023

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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