



Mathis House, Leigh Road
Chichester, West Sussex, PO19 8TT

TO LET

WAREHOUSE / INDUSTRIAL UNIT

Total GIA - 145.13 sq m (1,562 sq ft)

Key Features:

- Well located close to A27 and city centre
- Walking distance to train and bus stations
- Chichester Gate Retail Park with occupiers such as Cineworld, Premier Inn, and Nuffield Health is 2 minutes walk
- Rent £28,950 per annum, inclusive of service charge, building insurance, business rates and utilities
- Parking for four cars
- 2.25m high ceilings at ground floor level
- Concertina loading door 3m x 2.25m
- Electric heating & LED lighting
- Kitchen & WC





Mathis House, Leigh Road
Chichester, West Sussex, PO19 8TT

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.

Mathis House is well positioned on Leigh Road, which adjoins Terminus Road, one of the main Industrial/Business districts in the city.

Terminus Road adjoins the A27 at the Western end and Stockbridge Road to the East, with Chichester railway station a short walk away from the building.

Accommodation

The property comprises a semi-detached industrial premises, which benefits from an office room, kitchen and WC to the rear.

The accommodation has an approximate Gross Internal Area (GIA) of 145.13 sq m (1,562 sq ft).

Dedicated parking spaces for four vehicles are included.

Alongside the warehouse, a variety of office suites are available in the building at ground & first floor level, thus offering the opportunity to take additional space if required. Further information is available upon request.

EPC

To be assessed.

Terms

The property is available to let by way of a new effectively full repairing & insuring lease, for a term to be agreed, at a commencing rental of £28,950 per annum, inclusive of service charge, building insurance, business rates and utilities.

Broadband & telephone lines are not included in the monthly rent.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Business Rates

Included within the all inclusive rent.

VAT

Rents and prices are quoted exclusive of, but may be subject to 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.

June 2024

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Brandon White

b.white@flude.com

01243 929142

www.flude.com

Noah Minchell

n.minchell@flude.com

01243 217302

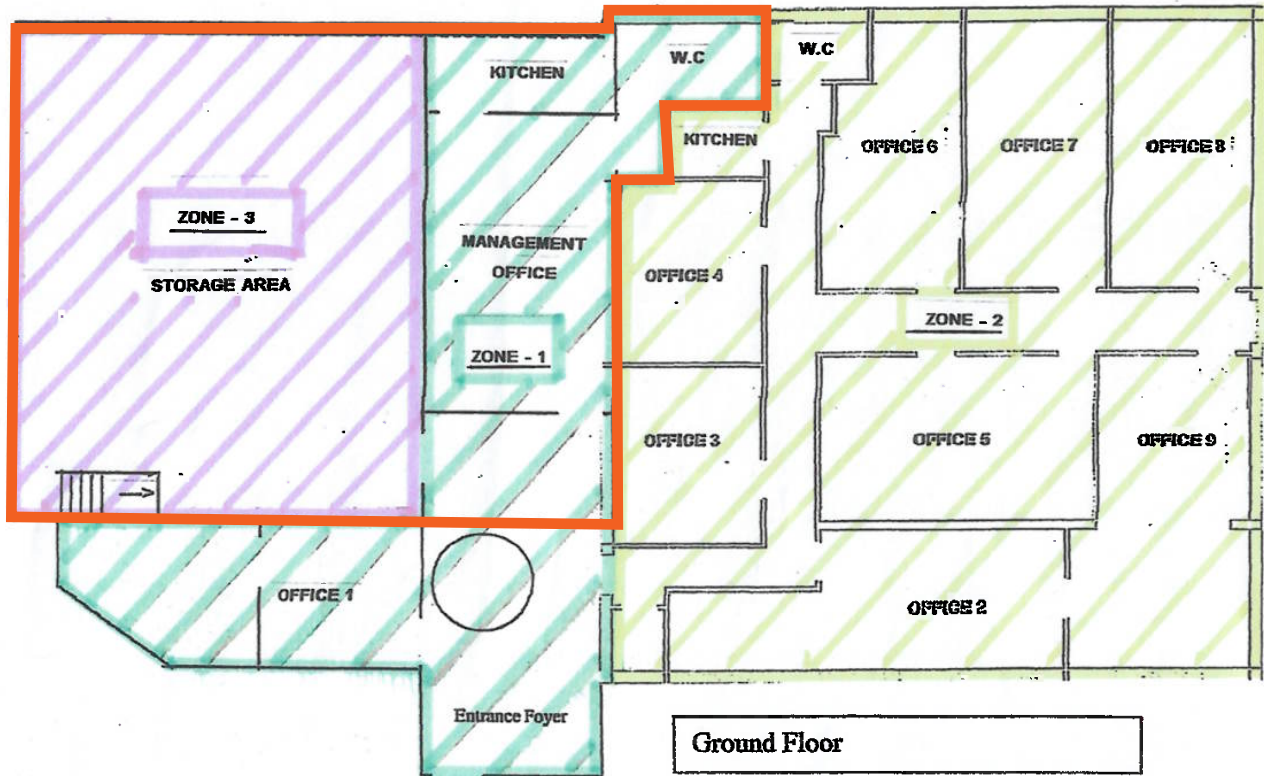


Flude
PROPERTY CONSULTANTS





Floor Plan



For identification purposes only.