



**TO LET**

**Units B5 & B6 Funtington Business Park  
New Barn Farm, B2146, Funtington, Chichester, PO18 9DA**



## Key Features

- Constructed in 2017
- No business rates payable - subject to tenant status
- Min eaves of 4.82m and Max of 6.33m
- Two shutter doors - 4.35 (w) x 4.05 (h)
- Roof hung lighting
- 3 Phase power supply
- Flexible terms available
- Two parking spaces
- Painted concrete slab flooring





## Location & Situation

The village of Funtington is approximately 4 miles North West of the attractive cathedral city of Chichester, the county town of West Sussex, with the estate conveniently located on the B2146 bordering the South Downs National Park.

Havant is approximately 6 miles to the West, with the A27 arterial road accessible in two directions within 10-15 minutes.

Nutbourne railway station is 2.8 miles away, providing services along the south coast and connections to London.

Units B5 & B6 are situated in the middle block on the estate.

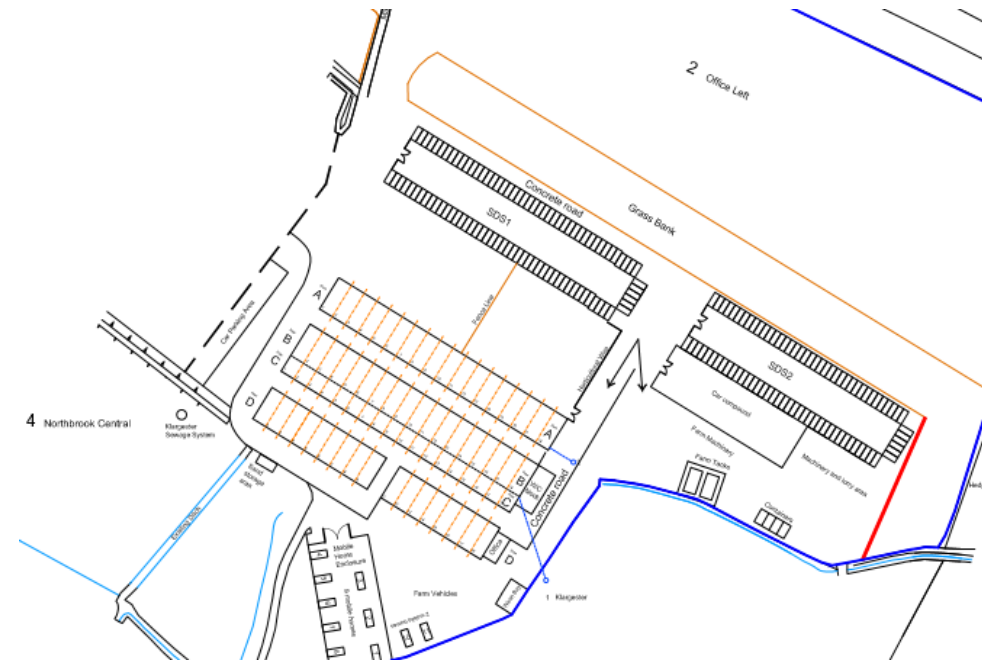
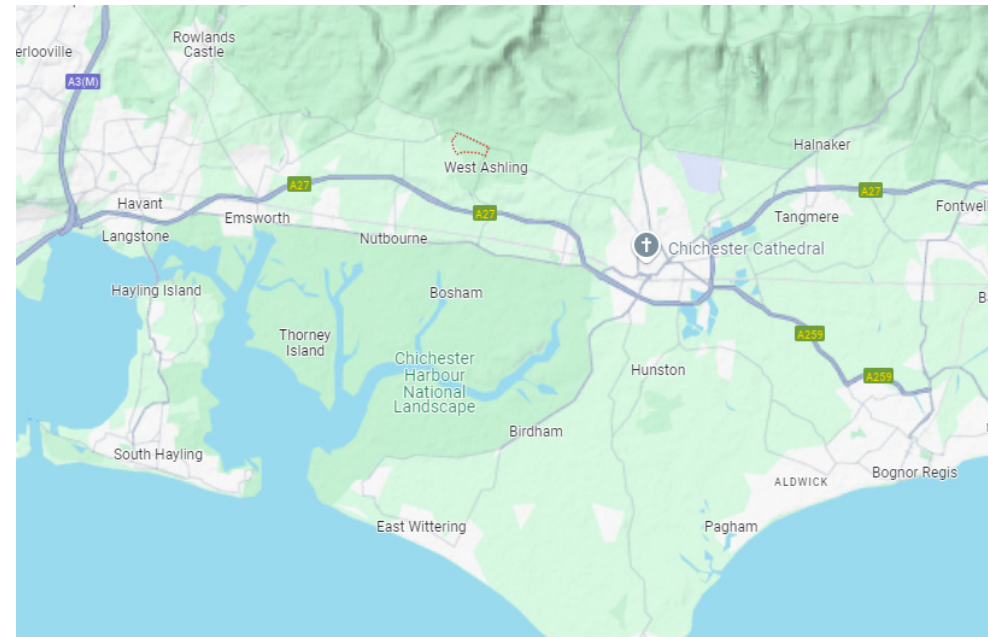
## Description & Accommodation

The property comprises of an open plan light industrial/warehouse unit, built in 2017 of steel portal frame construction, under an insulated sheet metal roof with translucent panels. Elevations are clad with the unit benefitting from two roller shutter doors (4.35m wide x 4.05m high), painted concrete flooring, 3 phase power, roof hung lighting, ample power points and W/C.

The outgoing tenants will be removing the porta cabin office which can be seen in the current photos.

Externally the unit has the benefit of two parking spaces.

The accommodation has an approximate floor areas (IPMS-3) of 174.24 sq m (1,876 sq ft).





## Rateable Value

Rateable Value (2023): £9,000

As the rateable value is under £12,000, occupiers may be entitled to 100% Small Business Rate relief. Occupiers should make their own investigations into their eligibility.

## Planning

We understand the premises benefit from B1/B8 use within the Use Classes Order 1987 (as amended) - E(g)(iii) / B8.

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

## Terms

The property is available to let by way of a new internal repairing and insuring lease for a term to be agreed.

Rent: £18,760 per annum exclusive.

There is no service charge.

The landlord has a standard lease for the estate which allows 'easy in / easy out' terms with the unit available on four weeks notice.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

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



## Further Information

Please contact the sole agents Flude Property Consultants:

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