



**TO LET**

Unit 1H, St James Industrial Estate  
Westhampnett Road, Chichester, West Sussex. PO19 7JU



## Key Features

- Constructed in 2022 and opened in 2023
- High B EPC ratings
- Minimum eaves height of 8.15m rising to 10.07m
- Up and over roller shutter doors - 4.07m (w) x 5.29m (h)
- 3 Phase power
- On site parking
- W/C
- Close proximity to the A27
- Nearby occupiers include Rolls Royce, Lidl, Sainsburys and John Lewis
- Development by Chichester District Council
- ESG subsidies for businesses with a link to sustainability available - Specific to St James Industrial Estate





## Location & Situation

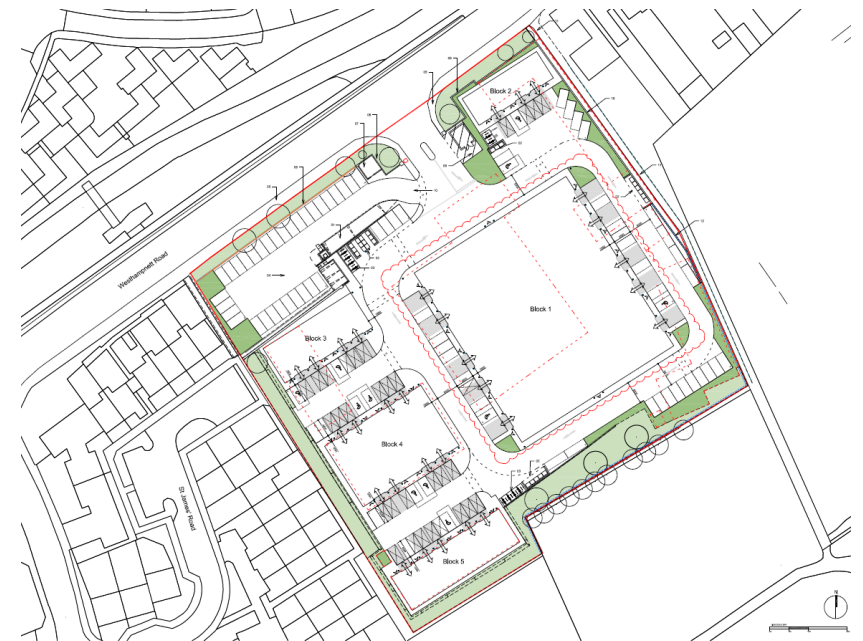
Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

St James Industrial Estate sits at the eastern side of Chichester less than 0.5 miles from the A27 arterial road, which leads East to Worthing, and the A24 and Brighton and the M23/M25. Heading West the A27 provides commerce to Portsmouth and Southampton, via the M27.

Chichester train station is 1 mile south west and provides services to Portsmouth, Southampton, Brighton, Gatwick Airport and London.

A bus stop is immediately in front of the estate, providing links across the city and wider area.

Nearby occupiers include Rolls Royce, The Goodwood Estate, John Lewis and Lidl.



PROPOSED SITE PLAN



## Description & Accommodation

St James Industrial Estate was recently redeveloped, which included demolition of the previous buildings, and construction of 47,877 sq ft of new Eg(ii), E(g)(iii), and B8 uses. Comprising of four separate blocks, the available unit is situated in Block 1.

Built to modern specifications, the units benefit from up & over roller shutter doors 4.07m (w) x 5.29m (h), min eaves of 8.15m and max eaves of 10.07m, concrete floors, 3 phase power, LED lighting and W/Cs.

Allocated parking is available on site as well and further parking available in an overflow/visitors area.

The subject accommodation has an approximate floor areas (GIA) of 2,293 sq ft.

## Rateable Values

Occupiers should make their own investigations into their business rates liability but using the 23/24 multiplier, most occupiers will pay approx 49.9% of the rateable value, per annum.

## EPC

We understand the property has an EPC rating of B.

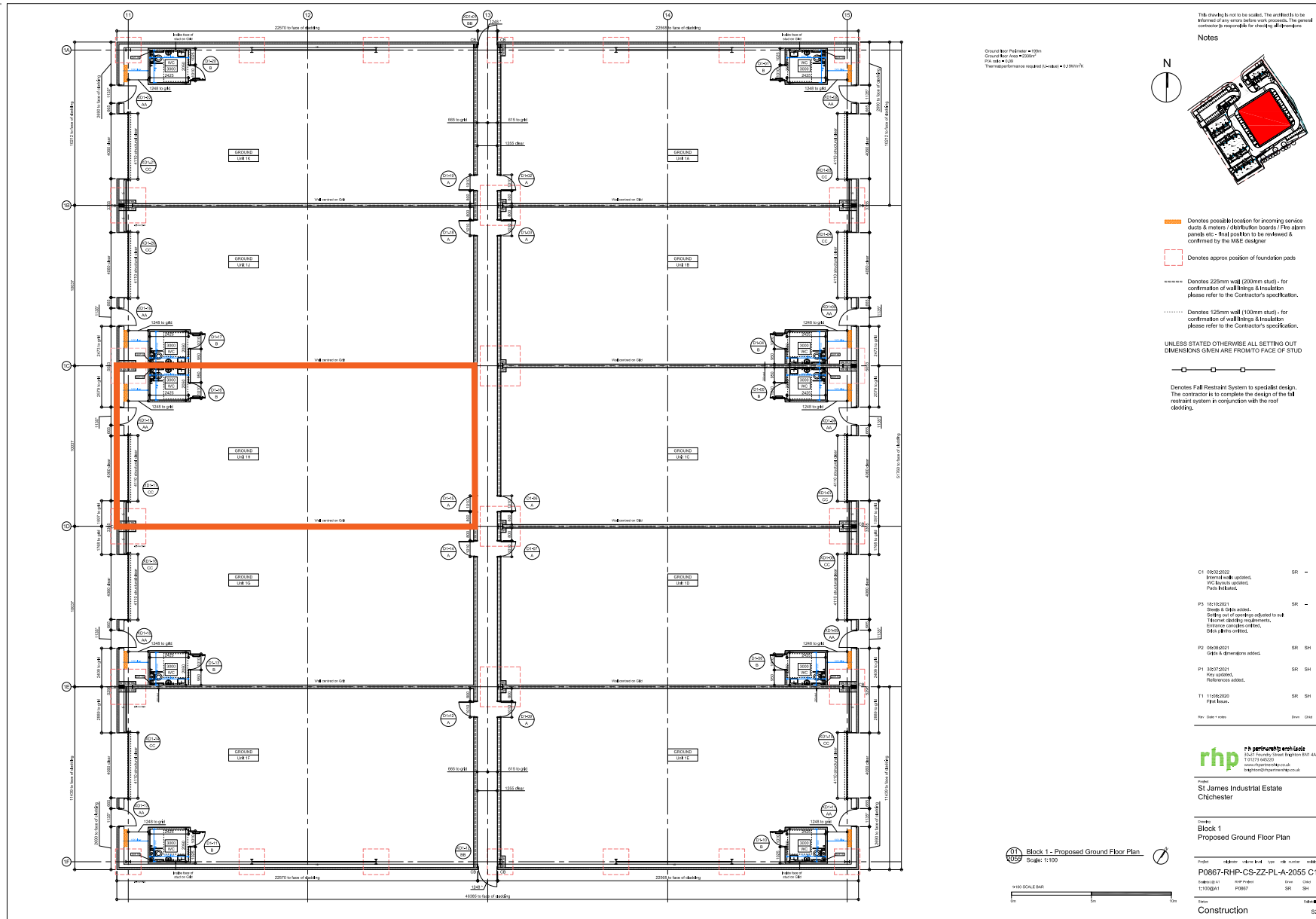
Individual EPCs can be found online on the non-domestic EPC register, or are available upon request.

## Planning

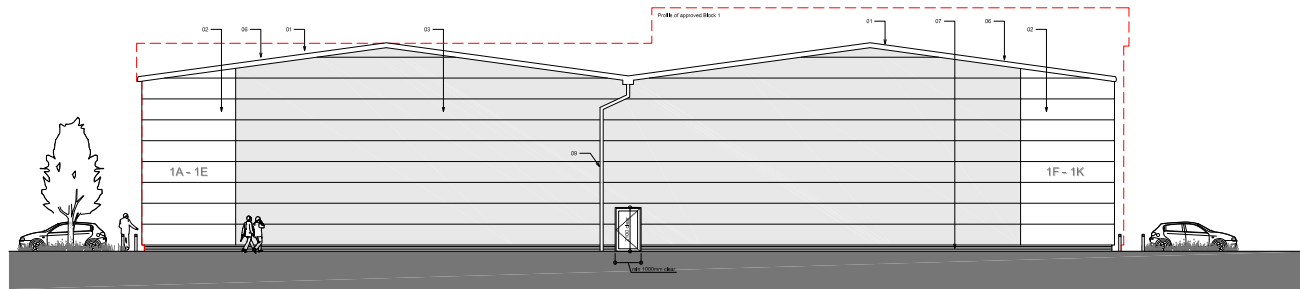
We understand the unit benefits from consent for Eg(ii), E(g)(iii), and B8 uses, formally known and B1(b) and B1(c).

No outright retail or motor trade uses permitted.

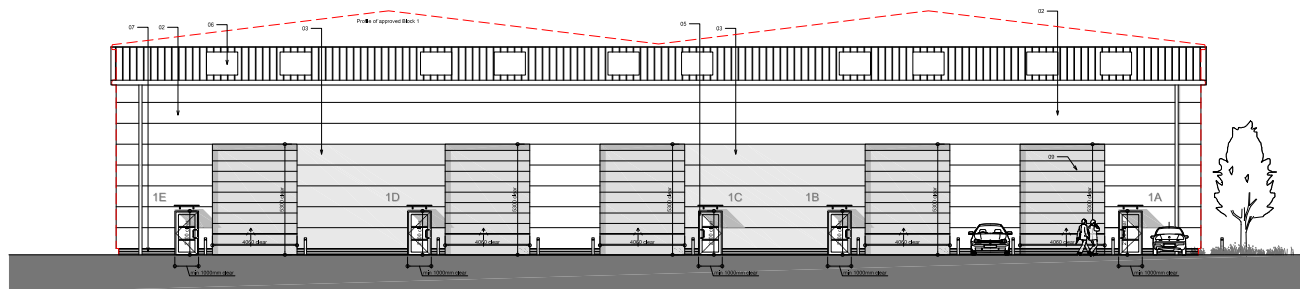




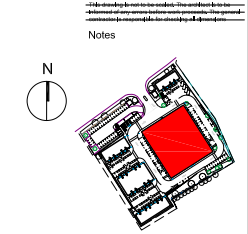
PROPOSED GROUND FLOOR PLAN - BLOCK 1



011 Block 1 - North Elevation  
Scale: 1:100



012 Block 1 - East Elevation  
Scale: 1:100



Notes

1. Composite roof panels - Profile & Colour TBC
2. Composite wall panels Type 1 - Profile & Colour TBC
3. Composite wall panels Type 2 - Profile & Colour TBC
4. Loading bay doors - Colour TBC
5. Personnel doors - Colour TBC
6. Roof lights
7. Bitex pitch
8. Canopy over door
9. PPC rainwater downpipes
10. Unit signage

PP 02/05/2021	Planning Issue - Section 71,	SR	SH
PS 10/04/2021	Issued for comment,	SR	SH
PS 10/04/2021	Amended to reflect final unit layout, based for comments & consultation,	SR	SH
PL 20/07/2021	Issued as part of formal planning submission,	SR	SH
PS 01/07/2021	Issued as part of the final planning submission for review and comment,	SR	SH
PI 27/02/2020	Pre-submission set	MF	SH
PI 24/02/2020	Final Issue to MEP Engineers	MF	SH
Rev:	Date + notes		Drawn

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St James Industrial Estate  
Chichester

Proposed Elevations - Block 1

Project: 0867-RHP-B1-ZZ-EL-A-2110 P7  
Drawing: 011  
Scale: 1:100  
Date: 08/07  
Drawn: MF  
Checked: DS

Planning



PROPOSED ELEVATIONS - BLOCK 1



## Terms

The units are available to let by way of a new (effectively) full repairing and insuring leases for lease terms to be agreed at quoting rents of;

The service charge is approximately £1psf per annum

Building insurance is approx £400-£500 per unit per annum. Exact figures for each unit are available upon request.

Rental incentives are available, varying on the lease term committed to by occupiers, for which further information is available on the brochure or on application to the agent.

## Legal Fees

Each party to bear their own legal costs incurred

## VAT

We understand the property is registered for VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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October 2024

