



TO LET

**The Crop Store, Chichester Food Park
Bognor Road, Chichester, West Sussex PO20 1NW**



Key Features

- Located on the established Chichester Food Park
- Within the Horticultural Development Area, designated to promote the horticultural industry
- Minimum eaves of 9.28m rising to 12m presenting presenting 'volume' savings
- Two loading doors
- Substantially fitted out with insulated panels for a temperature controlled environment
- Processing area
- LED lighting
- Large shared service yard
- Dedicated parking area
- Estate road adjoins the A259, providing quick access to the A27
- Rare opportunity within the horticultural/agricultural sector





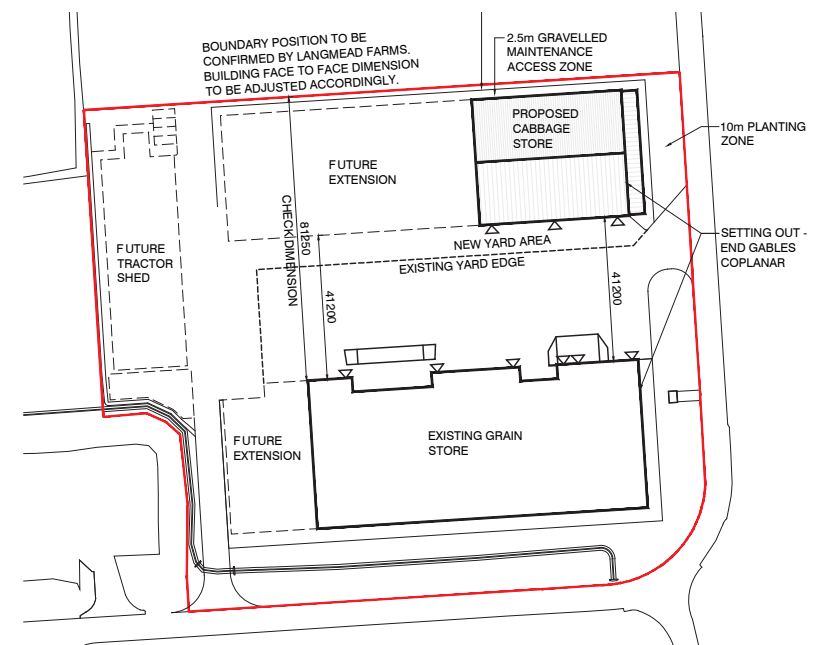
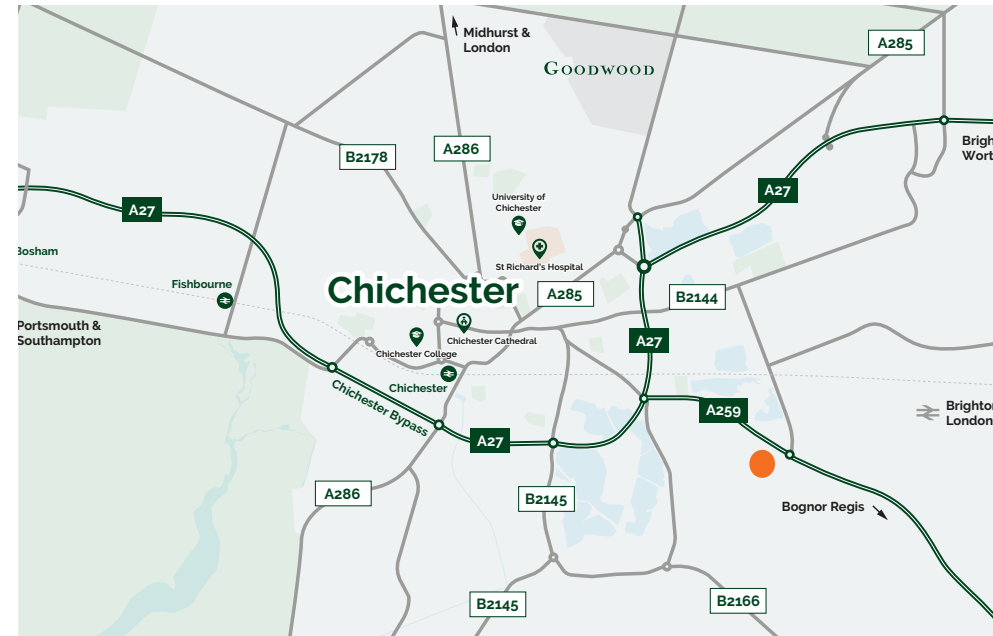
Location & Situation

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. Chichester mainline railway offers direct services to Southampton, Portsmouth, Brighton, Gatwick Airport and London.

The property is situated south-east of the city, with excellent access to the A259, one of the one of the main arterial roads across the county, linking directly to the A27 thus providing quick links across the county and to the motorway network.

Chichester Food Park is a 30-acre dedicated estate within the Horticultural Development Area, providing over 440,000 sq ft of processing, packing and storage accommodation for the horticultural sector.

Nearby horticultural occupiers include Natures Way Foods, APS Produce, The Summer Berry Company and Barfoots of Botley.





Description & Accommodation

The property was built around 2021 and is of steel frame construction, with sheet clad elevations under a pitched roof, accessed via pedestrian door and two loading doors measuring 3m (w) x 4m (h). The building offers occupiers substantial volume gains for occupiers by comparison to older, lower eaves height buildings, with minimum eaves of 9.28m, rising to approx 12m.

The property is currently arranged to provide separate processing and chilled storage areas.

Externally the property benefits from a share loading yard and there is dedicated on-site parking.

The property has the following approximate GIA:

Area	Sq Ft	Sq M
Sorting/Processing Area	10,585	989.41
Main warehouse	5,828	541.49
Total	16,413	1,524.9





Rateable Value

To be assessed.

EPC

To be assessed.

Planning

The property stands within the Runcton Horticultural Development Area (HDA) which is intended to ensure the horticultural sector around Chichester remains of national and international importance.

The property has planning consent for use as an agricultural crop store with associated distribution, and the current consent provides that 70% of the products stored and distributed are to be produced within a 40 mile radius. Variations to the consent for other uses compatible with the HDA are likely to be acceptable to the local planning authority.

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





Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed. Rent on application.

A service charge will be payable to cover a proportionate amount of the landlord's costs incurred in the maintenance and repair of the plot. The appropriate proportion of the estate management company's costs in respect of the maintenance and repair of the estate road and common areas will also be recharged. Budget costs available on application.

The cost of the buildings insurance premium incurred by the landlord for reinstatement of the property and a proportionate part of the shared yard will be recharged. Budget cost available on application.

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.

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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November 2024

