



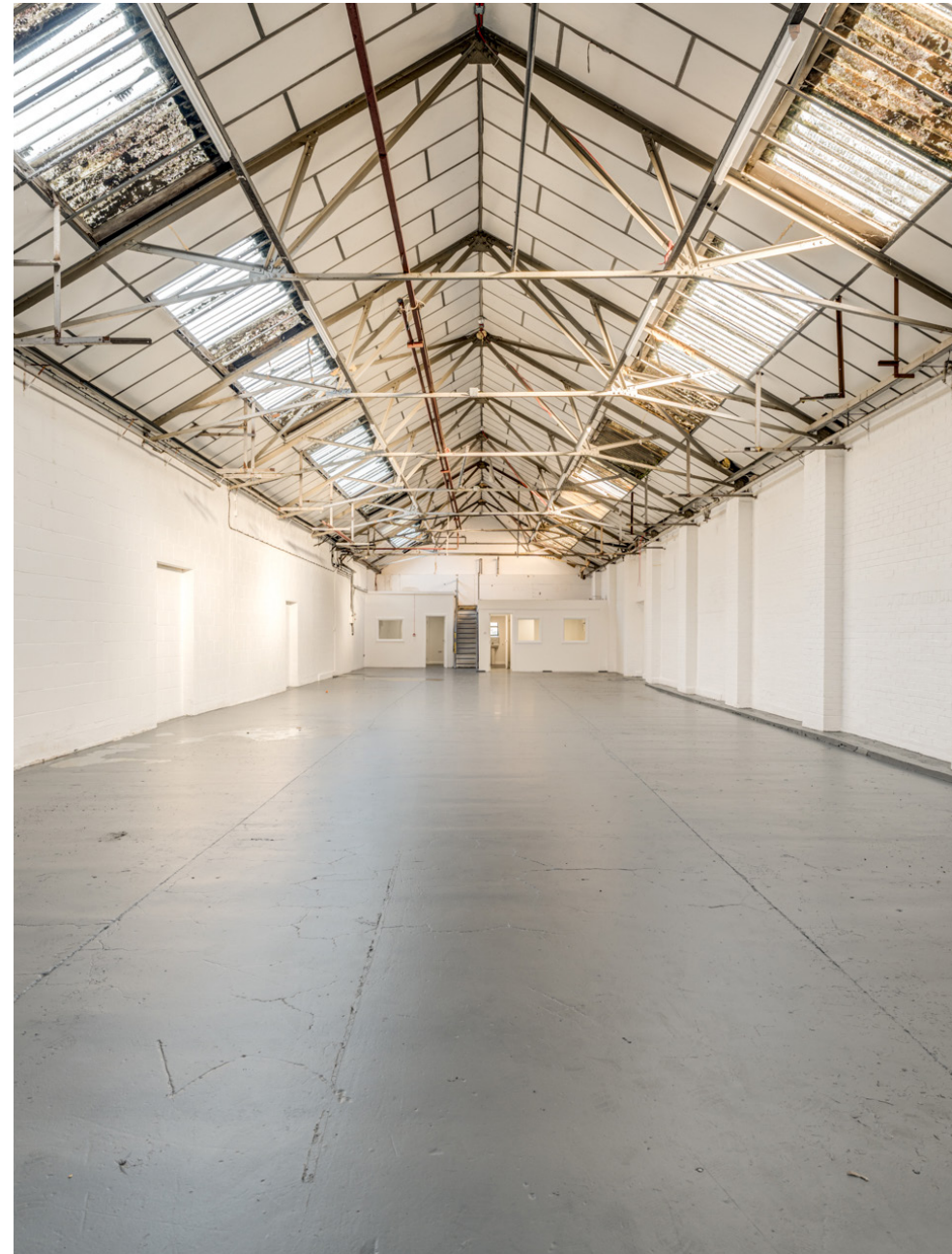
TO LET

Unit 3, Kewell Business Park
26b & 28 Terminus Road, Chichester, West Sussex PO19 8ZZ



Key Features

- UNDER NEW OWNERSHIP - Family owned business
- New skylights to be installed in January, alongside further roof works
- Established Industrial Estate Location
- Electric roller shutter door & separate pedestrian access
- Painted concrete flooring
- Office, kitchen & w/c's to the rear
- Parking for approx 6/7 vehicles when tandem parking
- Quick access to the A27
- Chichester Train Station (Southern Railway) only 10 mins walk (650m)
- 0.5 miles from Chichester city centre amenities
- Nearby occupiers include Howdens, Jewson, Graham The Plumbers
Merchant & Harwoods
- [Click *here* for 3D Matterport Virtual Tour](#)





Location & Situation

Chichester is an attractive cathedral city, and the county town of West Sussex. The city has excellent road communications being situated on the A27 dualcarriageway, which runs east to Worthing and Brighton and west to Portsmouth and Southampton where it connects with A3(M) M27 and M3 motorways.

Terminus Road is an established industrial/ trade location benefitting from immediate access to the A27. Nearby occupiers include Howdens, Jewsons, Formula One Autocare, ATS, Harwoods Jaguar/Aston Martin.

Access to Unit 3 is from Leigh Road at the Eastern end of Terminus Road.





Description & Accommodation

The property, recently acquired by new ownership, comprises of a large warehouse unit front terminus road with access to the rear from Leigh Road. Split into a multiple of Units, Unit 3 is accessed from the secure gated rear yard, via an electric roller shutter door. Internally the unit benefits from painted concrete flooring, Three (3) Phase Electricity, LED strip lighting, rear office, kitchen & W/C.

Externally the unit has an area allocated of parking for 6-7 vehicles when double parking, with loading/unloading available from a shared yard. Secure Site with Palisade Fencing & Sliding Gate.

The accommodation has the following approximate floor areas (GIA):

Area	Sq Ft	Sq M
Warehouse	4,549	422.59

* Comprehensive roofing repairs and improvements will be made to address some minor leaks in the main factory and flat roof. General guttering repairs and replacement are also scheduled to ensure long-lasting protection and functionality for this versatile and cost effective commercial property.





Rateable Value

Ratable Value (2023): To be assessed.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

EPC

We understand the property to have an EPC rating of C (66).

Planning

Interested parties should make their own planning 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 of £40,941 per annum exclusive.

Service charge and Building insurance is to be confirmed.

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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December 2024

