



TO LET

Unit 1, Balsams Farm
Watery Lane, Funtington, Chichester. PO18 9LE



Key Features

- New insulated clad elevations
- New insulated roof with translucent panels
- Clear span warehouse
- Minimum eaves of 5m rising to 7.08m
- New insulated loading door - 6.04m (W) x 5.50m (H)
- New LED lighting
- 3 Phase power to site
- W/C
- Onsite parking for 10+ vehicles
- Available March 2025





Location & Situation

The property is situated on Watery Lane, between the parishes of Funtington & West Ashling, a short drive West of Chichester.

Chichester is the county town of West Sussex, situated approx 5 miles east, with Havant (7 miles) and Portsmouth (13 miles) to the West.

The A27 arterial road is a short drive away, with rail services across the south available from nearby Chichester and Nutbourne stations (3 miles).





Description & Accommodation

The property comprises of a former agricultural unit, comprehensively refurbished externally and internally. The unit is of steel portal frame construction with part block, part new insulated sheet elevations, under a new insulated pitched roof with translucent roof lights.

Access is via a new full size insulated roller shutter door - 6.04m (W) x 5.50m (H) into an open warehouse benefitting from minimum eaves of 5m, rising to 7.08m at the apex.

Further amenities include 3 Phase power to site, LED lighting, pedestrian access door & W/C.

Externally there is parking for a minimum of 8-10 vehicles

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

Warehouse: 4,730 Sq Ft (439.43 sqm)





Rateable Value

To be assessed. Further information on guestimates are available upon request.

EPC

To be assessed

Planning

We understand the property benefits from a flexible planning consent, incorporating;

Class B2 (general industrial), Class B8 (storage and distribution), Class E (commercial, business or service), Class F2 (outdoor sport and recreation)

Uses will be considered on a case by case basis, given consideration to the nature of the estate and surrounding area.

Occupiers should satisfy themselves in respect of their required consents.





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Terms

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

Guide rent: £9psf

No service charge.

The landlord is to insure the building, with the tenant re-imbursing their fair portion.

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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February 2025

