



**To Let on a
Pre Let Basis**

**Units 3-5 & 13-14, Chichester Business Park
City Fields Way, Chichester, West Sussex PO20 2NY**



Key Features

- <https://thechichesterbusinesspark.co.uk/>
- B1c / B8 Uses
- Electric Level Access Loading Doors
- Translucent roof lights installed on each unit with roof areas also benefitting from a solar PV system providing green electricity to the development
- The different units will benefit from a clear minimum eaves heights of a minimum of 7.3m and 10m respectively
- The units have been built to high energy efficiency standards achieving A rated EPCs
- Dedicated double EV charging points as well as 8 communal EV chargers
- On-Site Car Parking Spaces
- Ability to combine units





Location & Situation

These units comprise Phase 2 of this high quality modern business park, with Phase 1 completed in Q1 2024 and tenants now in occupation of over 50% of the site.

Phase 2 consists of Units 3-5 & Units 13-14, available individually or via a combination of units. Sizes range from 8,040 sq ft up to approx 24,660 sq ft when combining. All units have planning consent for the installation of 50% mezzanines, offering immediate ability to increase floor area to occupiers.

The historic Cathedral City and County Town of West Sussex is situated on the A27 South Coast arterial road, midway between Southampton and Brighton and just 65 miles south west of London. Several national and international companies have established themselves in the Chichester district to benefit from the employment profile and lifestyle attractions of the City and surrounding area. Chichester is the home of Rolls Royce whose 600,000 sq ft worldwide headquarters and production facility is located at Goodwood.

Chichester Business Park is strategically located four miles east of Chichester with immediate access to the A27/M27 arterial South Coast route.





Description & Accommodation

The first phase of development was completed in Q1 2024, and comprises 9 industrial/warehouse units of steel portal frame construction with metal and timber clad elevations beneath a pitched roof.

Phase two will be an identical specification albeit minimum eaves range from 7.3m to 10m, along with electric level access doors and yard depths of over 20m. Each unit will benefit from translucent roof lights and solar panels on the roof, providing green energy electricity to the development.

Externally, the units have the dedicated spaces shown in the schedule of accommodation table and there will also be generous communal car parking provision including disabled parking spaces. Each unit has at least one double EV charger and there are also 8 communal EV charging points.

The units have the follow approximate Gross Internal Areas (GIA):

| Area | Sq Ft | Sq M | Min Eaves |
|--------------|---------------|--------------|-----------|
| Unit 3 | 8,040 | 746.9 | 10.0m |
| Unit 4 | 8,310 | 772.0 | 10.0m |
| Unit 5 | 8,310 | 772.0 | 10.0m |
| Unit 13 | 10,215 | 948.9 | 7.3m |
| Unit 14 | 10,215 | 948.9 | 7.3m |
| Total | 45,090 | 4,188 | |





Rateable Value

To be assessed.

Phase one rateable values are based on approximately £97psm.

EPC

The units will all benefit from A rated EPCs, which are available upon request.

Planning

B1c / B8 Uses.

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





Terms

The units are available by way of new effectively FR&I leases for a term to be agreed.

Rent 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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