



The Tractor Barn, Appledram Lane South
Chichester, West Sussex PO20 7EG

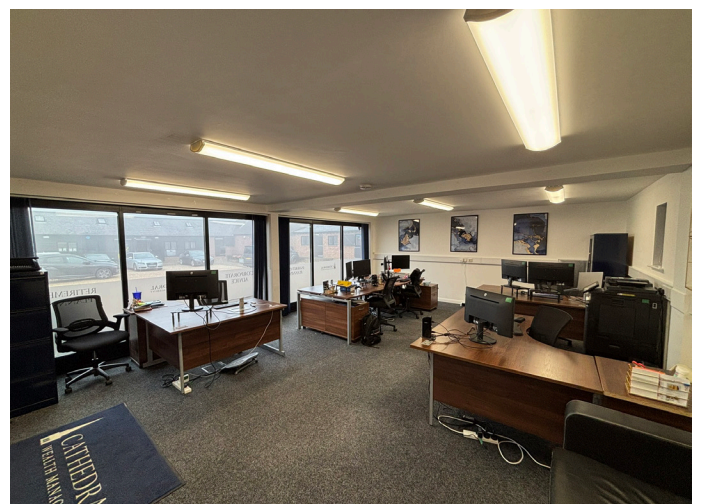
TO LET

ATTRACTIVE BARN STYLE OFFICE ACCOMMODATION WITH PARKING

Total Size 99.53 sq m (1,072 sq ft)

Key Features:

- Adjacent an area of Outstanding Natural Beauty
- Arranged around a courtyard setting
- Easy access to the A27 By-Pass and Chichester
- To let on new FRI lease
- On site parking
- New solar panels
- New EV charger
- Rent £17,650 pax
- Some Small Business Rate relief possible





Location

Hills Barns is situated on Appledram Lane South approximately 1.5 miles south west of Chichester. Access to Hills Barns is via either the A259 Fishbourne Road to the north or the A286 to the south. The A286 links Chichester to West Wittering and provides easy access to the A27 Chichester By-Pass.

Accommodation

The subject property comprises a self contained two storey business unit providing office accommodation over ground and first floors. There is parking for six cars, with additional spaces for visitors.

- Carpeted throughout
- Fluorescent lighting
- Double glazing
- Perimeter trunking
- Electric heating
- Good natural light
- Kitchenette
- Security alarm in place (incoming tenant to activate)
- Communal male & female and disabled WC facilities
- Shared outside picnic area
- New solar panels for the tenants sole use (445w panels and a 3.6kw inverter)
- 7kw EV charger with solar priority option

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground Floor	557	51.7
First Floor	515	47.8
Total	1,072	99.5

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

February 2025

EPC

To be re-assessed.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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

Terms

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £17,650, exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2023): £12,500

The occupier may be entitled to some Small Business Rate relief, which can range from 92% to 8%. Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

VAT

We understand the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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