



The Old Dairy, Ham Farm
Main Road, Bosham, Chichester, West Sussex, PO18 8EH

TO LET

E Class Self Contained Unit

Key Features:

- Easy access to Chichester city centre and close proximity to A27
- Total size 122 sq m (1,313 sq ft)
- Rent £22,400 pax
- Open plan office area
- Ample On Site Parking
- Outside seating area
- Available for a variety of uses (STP)
- Well located within established business estate
- Comfort cooling system





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Location

Bosham is located approximately three miles to the west of Chichester. Chichester city centre is easily accessible via the A259, whilst the A27 lies in close proximity to the north.

Description

The property comprises an attractively converted self-contained office building with ample car parking on site. Internally the space provides a reception / office area with a comfort cooling system and smaller office / meeting room and a large office area benefitting from exposed beams and excellent natural light. Double doors lead out to a communal grassed area with seating. There is also a loft, accessed by a ladder, which provides space suitable for storage.

Amenities:

Carpeting throughout
Double glazing
Mixture of surface mounted & spot lighting
Electric storage heaters
Good natural light
Meeting room
Outside communal grassed area with seating
WC accommodation to include disabled facilities
Kitchenette
Storage space in loft
Ample on site parking

Area	Sq Ft	Sq M
Ground Floor	1,313	121.98
Total	1,313	121.98

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.

9 July 2025

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.

Terms

The property 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 £22,400 per annum exclusive.

Business Rates

Rateable Value (2023): £18,500

VAT

Rents and prices are quoted exclusive of, but may be subject to 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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