



TO LET

Unit 7 Kewell Business Park, 26b & 28
Terminus Road, Chichester, PO19 8ZZ



Key Features

- UNDER NEW OWNERSHIP - Family owned business
- Primarily open plan accommodation
- Could suit a variety of uses - subject to necessary planning consents
- Pedestrian access
- Carpeted concrete flooring
- Office, kitchen & w/cs
- Suspended ceiling with inset LED lighting & Air conditioning
- 0.5 miles from Chichester city centre amenities
- Chichester Train Station (Southern Railway) less than 10 mins walk (650m)
- On site parking





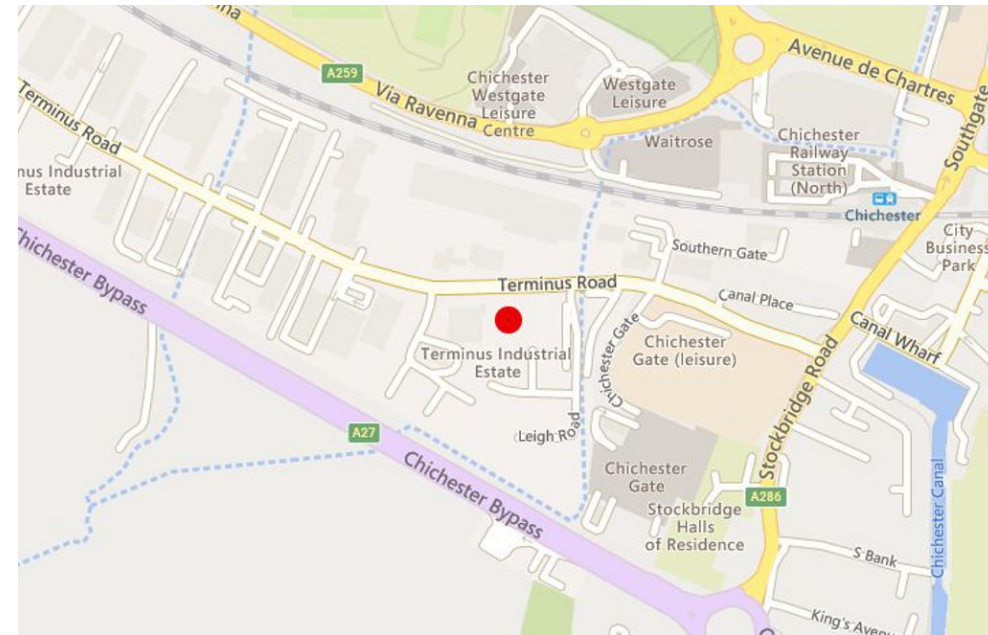
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Location & Situation

Chichester is an attractive cathedral city, and the county town of West Sussex. The city has excellent road communications being situated on the A27 dual-carriageway, 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 7 is from Leigh Road at the Eastern end of Terminus Road.





Description & Accommodation

The property, recently acquired by new ownership, comprises of a predominantly open plan business unit. Unit 7 is accessed from a secure gated rear yard, via a glazed pedestrian door. Internally the unit is well presented, benefitting from carpeted concrete flooring, three phase electricity, suspended ceiling with inset LED lighting, rear office, kitchen & W/C, A/C and double glazed windows.

Externally the unit has allocated parking for X vehicles when double parking, with loading/unloading available from a secure shared yard.

An adjoining warehouse/showroom premises of 5,619 sq ft available - with frontage to Terminus Road.

The property comprises of a rectangular business unit. Accessed via a glazed pedestrian door, the unit comprises of two main areas. An entrance lobby provides kitchen & W/C amenities, with access into the main open plan accommodation & further storage room. Further amenities include carpeted concrete flooring, suspended ceilings with inset LED lighting & air conditioning, double glazed windows

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

An adjoining warehouse/showroom premises of 5,619 sq ft is available - with frontage to Terminus Road.

Area	Sq Ft	Sq M
Ground	400	37.16
Ground	1,399	129.97
Ground	329	30.56
Total	2,128	197.69





Rateable Value

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 (51).

Planning

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





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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: £21,600pax

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.



Further Information

Please contact the sole agents Flude Property Consultants:

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11 February 2026

