



**TO LET**

Unit H, St James Industrial Estate  
Westhampnett Road, Chichester, West Sussex. PO19 7JU



## Key Features

- Constructed in 2022 and opened in 2023
- High B EPC ratings
- Minimum eaves height of 8.15m rising to 10.07m
- Up and over roller shutter doors - 4.07m (w) x 5.29m (h)
- 3 Phase power
- On site parking
- W/C
- Close proximity to the A27
- Nearby occupiers include Rolls Royce, Lidl, Sainsburys and John Lewis
- Development by Chichester District Council
- ESG subsidies for businesses with a link to sustainability available - Specific to St James Industrial Estate





## Location & Situation

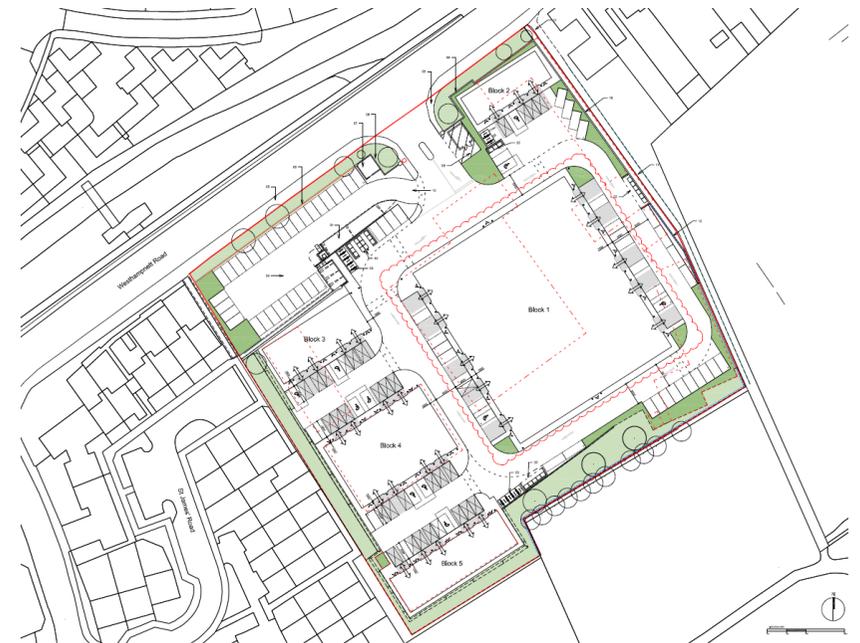
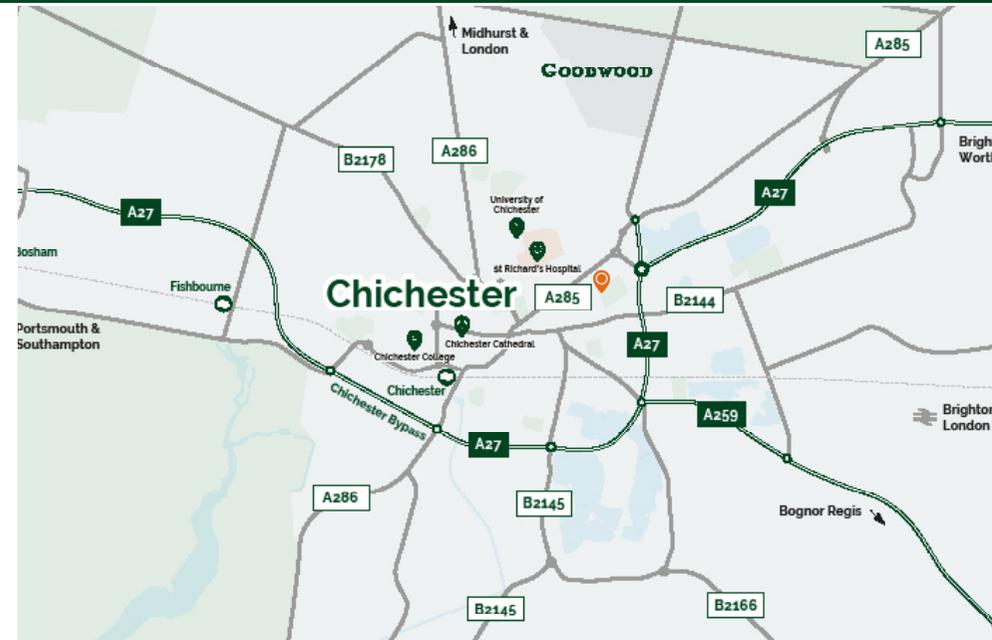
Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

St James Industrial Estate sits at the eastern side of Chichester less than 0.5 miles from the A27 arterial road, which leads East to Worthing, and the A24 and Brighton and the M23/M25. Heading West the A27 provides commerce to Portsmouth and Southampton, via the M27.

Chichester train station is 1 mile south west and provides services to Portsmouth, Southampton, Brighton, Gatwick Airport and London.

A bus stop is immediately in front of the estate, providing links across the city and wider area.

Nearby occupiers include Rolls Royce, The Goodwood Estate, John Lewis and Lidl.



PROPOSED SITE PLAN



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## Description & Accommodation

St James Industrial Estate was recently redeveloped, which included demolition of the previous buildings, and construction of 47,877 sq ft of new Eg(ii), E(g)(iii), and B8 uses. Comprising of four separate blocks, the available unit is situated in Block 1.

Built to modern specifications, the units benefit from up & over roller shutter doors 4.07m (w) x 5.29m (h), min eaves of 8.15m and max eaves of 10.07m, concrete floors, 3 phase power, LED lighting and W/Cs.

Allocated parking is available on site as well and further parking available in an overflow/visitors area.

The subject accommodation has an approximate floor areas (GIA) of 2,293 sq ft.

## Rateable Values

Rateable Value (2023): £30,500

Rateable Value (Draft - Scheduled for Implementation from 1st April 2026): £29,000

Occupiers will pay approximately 43% of this per annum.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability: <https://www.gov.uk/find-business-rates>.

## EPC

We understand the property has an EPC rating of B.

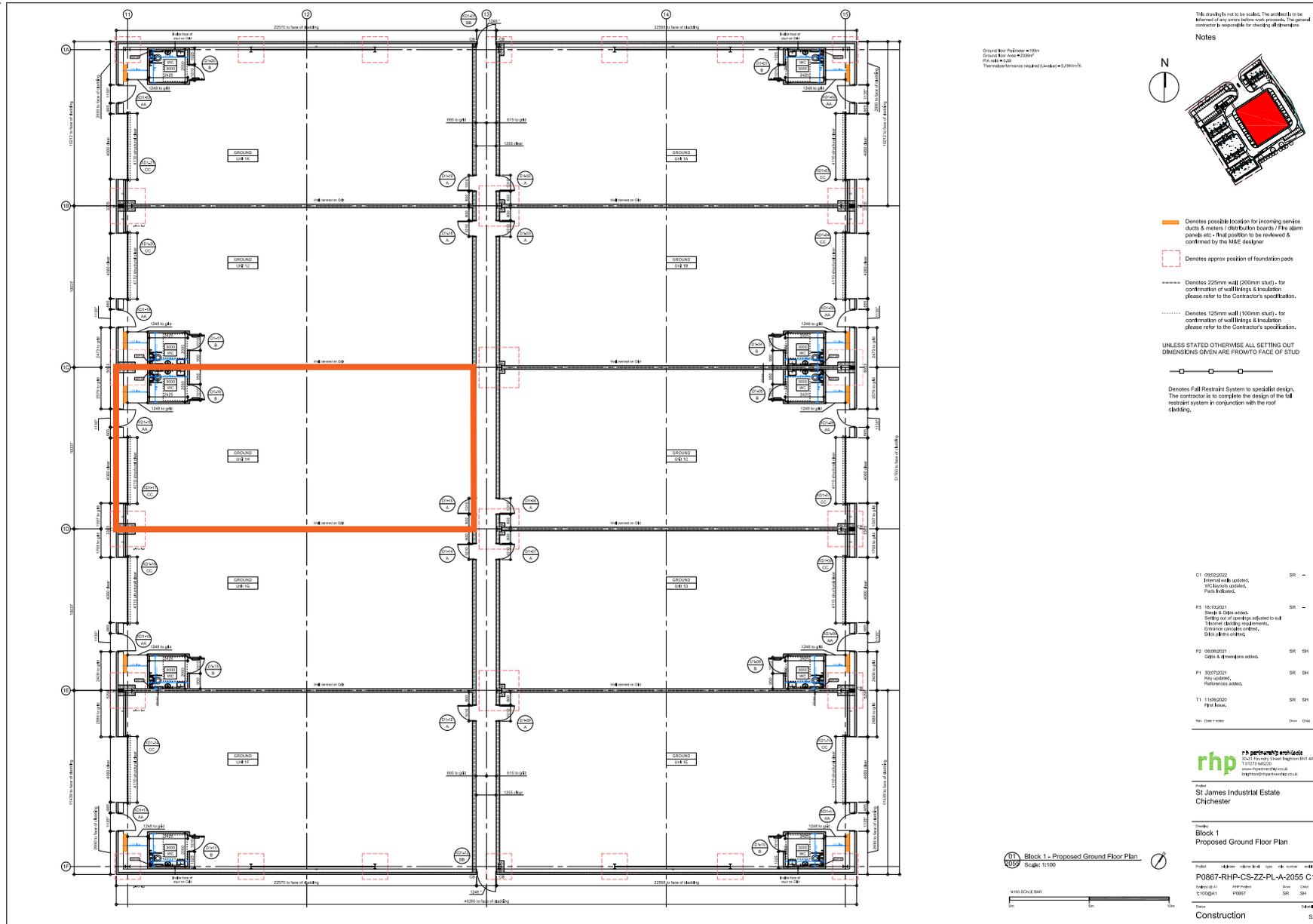
Individual EPCs can be found online on the non-domestic EPC register, or are available upon request.

## Planning

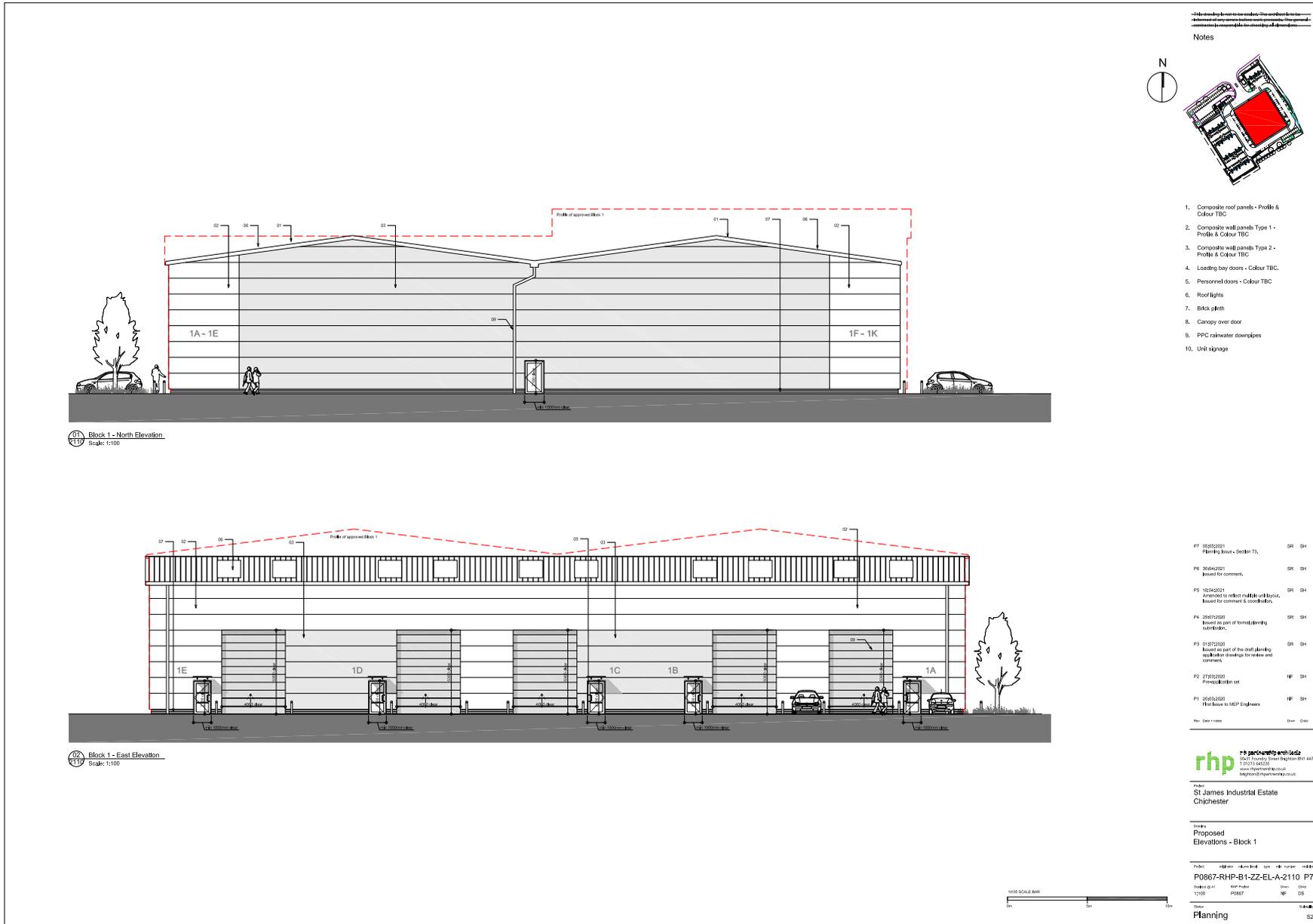
We understand the unit benefits from consent for Eg(ii), E(g)(iii), and B8 uses, formally known and B1(b) and B1(c).

No outright retail or motor trade uses permitted.





PROPOSED GROUND FLOOR PLAN - BLOCK 1



PROPOSED ELEVATIONS - BLOCK 1



## Terms

The units are available to let by way of a new (effectively) full repairing and insuring leases for lease terms to be agreed. Rent available on application.

The service charge is approximately £1psf per annum.

Building insurance is approx £400-£500 per unit per annum. Exact figures for each unit are available upon request.

Rental incentives are available, varying on the lease term committed to by occupiers, for which further information is available on the brochure or on application to the agent.

## Legal Fees

Each party to bear their own legal costs incurred

## VAT

We understand the property is registered for 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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October 2024

