



TO LET

Front Unit
Leigh Road, Chichester, West Sussex, PO19 8TT



Key Features

- Well located close to A27 and city centre
- Walking distance to train and bus stations
- Chichester Gate Retail Park with occupiers such as Cineworld, Premier Inn, and Nuffield Health is 2 minutes walk
- Rent £43,500 pax
- Parking for 10 cars
- Min Eaves - 2.8m
Max Eaves - 4.7m
- Concertina loading door 3.96m x 4.45m
- Kitchen & WC



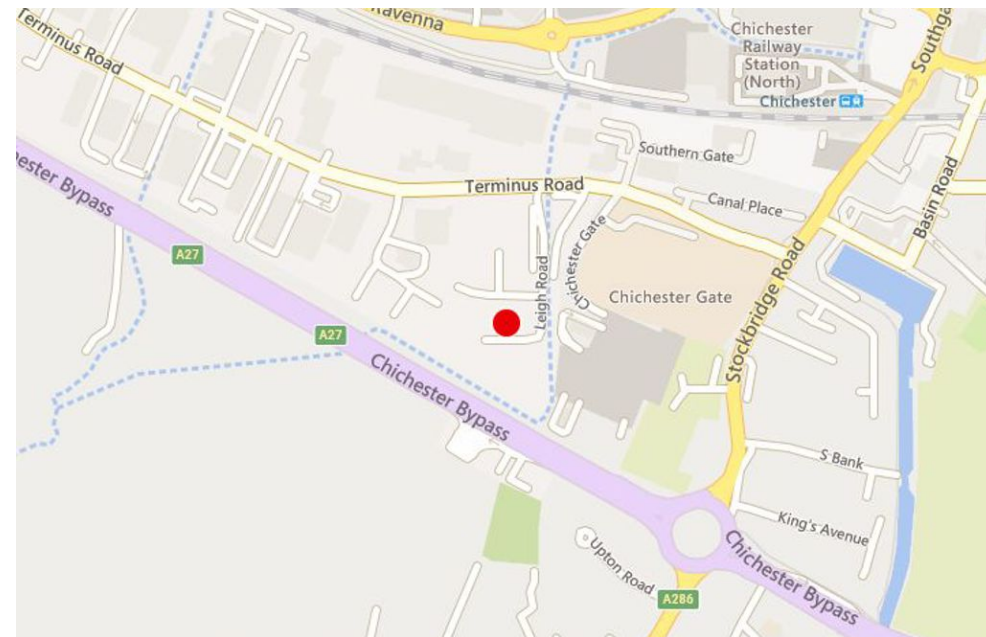


Location & Situation

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.

Leigh Road is well positioned and adjoins Terminus Road, one of the main Industrial/Business districts in the city.

Terminus Road adjoins the A27 at the Western end and Stockbridge Road to the East, with Chichester railway station a short walk away from the building.





Description & Accommodation

The unit offers a large industrial floor space with loading doors at both the front and rear of the property. The accommodation also includes WC facilities, office space, and a reception area, making it suitable for a range of occupiers.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor	4,913	456.42
Mezzanine	184	17.09
Total	5,098	473.6





Rateable Value

The property is split up into two assessments

Rateable Value (2026): £15,750

Rateable Value (2026): £22,250

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

EPC

We understand the property has an EPC rating of C (75).

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. We therefore understand that the premises benefit from Class E (G) (iii) which is an industrial unit use within the Use Classes Order 2020.

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 & insuring lease, for a term to be agreed, at a commencing rent of £43,500 per annum exclusive of service charge, building insurance, business rates and utilities.

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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18 May 2026

