



**TO LET**

Unit 1F, St James Industrial Estate  
Westhampnett Road, Chichester, West Sussex, PO19 7JU



## Key Features

- Newly constructed
- High B EPC ratings
- Minimum eaves height of 8.15m rising to 10.07m, offering operational efficiency gains utilising volume
- Up and over roller shutter doors - 4.07m (w) x 5.29m (h)
- 3 Phase power
- On site parking
- Close proximity to the A27
- Nearby occupiers include Rolls Royce, Lidl, Sainsburys and John Lewis
- No motor trade uses permitted





## Location & Situation

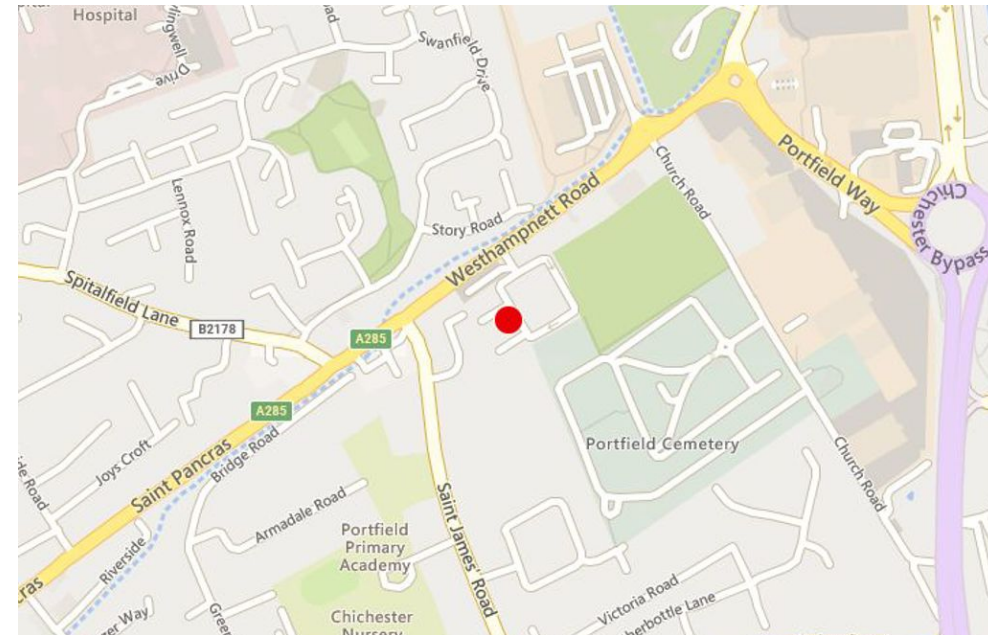
Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

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.





## 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 offering tenants scope to increase usable volume/floor area by installing mezzanines or racking (subject to necessary consents), 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 accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Unit 1H	2,583	239.96
Unit 1H	2,293	213.02
Total	2,583	239.96





## Rateable Value

Rateable Value (2026): £34,500

Occupiers will pay approximately 43% of this per annum.

## EPC

We understand the property has an EPC rating of B.

## 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.





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## Terms

The units are available to let by way of a new (effectively) full repairing and insuring leases for lease terms to be agreed. Guide rent: £33,500pax

The service charge is approximately £1psf per annum

Building insurance is approx £500 per unit per annum.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is registered for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

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24 June 2026

