



TO LET

Units 11 - 18, New Barn Farm
B2146, Funtington, Chichester, PO18 9DA



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Key Features

- Constructed in 2017
- Min eaves of 4.18m and Max of 6.39m
- Four roller shutter loading doors
- Self-contained secure yard totalling approx 0.5 acres
- Internal repairing lease - No service charge
- 3 Phase power supply
- Fully fitted offices
- Mezzanine storage
- Concrete slab flooring
- Conveniently located with quick access to the A27, A259 and A3 arterial roads





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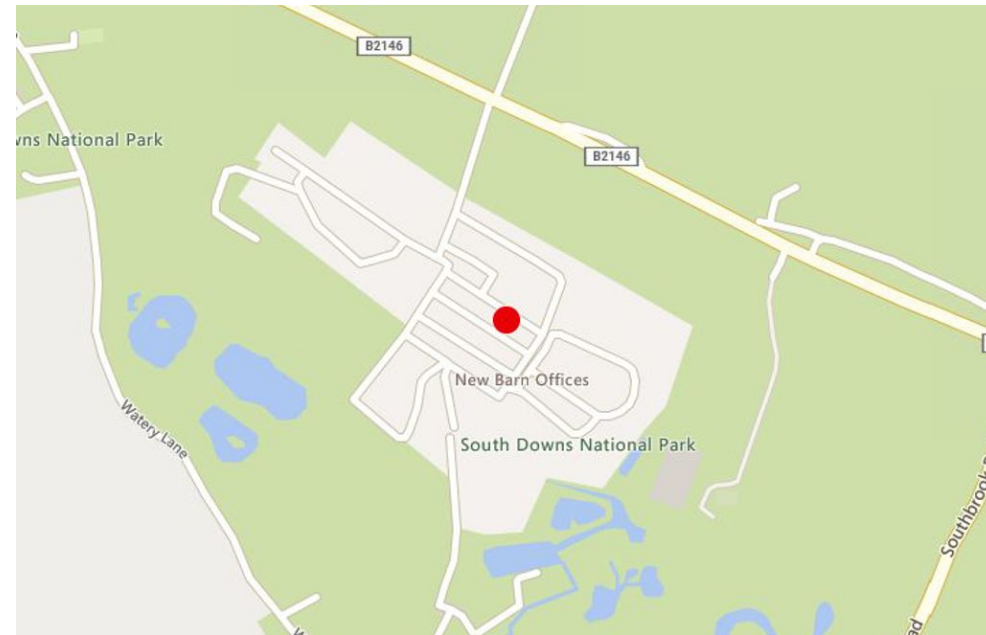
Location & Situation

The village of Funtington is approximately 4 miles North West of the attractive cathedral city of Chichester, the county town of West Sussex, with the estate conveniently located on the B2146 bordering the South Downs National Park.

Havant is approximately 6 miles to the West, with the A27 arterial road accessible in two directions within 10-15 minutes.

Nutbourne railway station is 2.8 miles away, providing services along the south coast and connections to London.

Units 15 - 18 are situated at the Eastern side of the estate.





Description & Accommodation

The property comprises of a terrace a 4x adjoining light industrial warehouse units, configured as one, open-plan unit with self-contained yard. The units are constructed of steel portal frames, under a pitched sheet roof with translucent roof panels and block & clad elevations.

Eaves measure 4.18m (haunch) to 6.39m (apex), with loading access from four roller shutter doors.

Internally the unit has the benefit of fully fitted offices, 2x kitchenettes, W/Cs, roof hung lighting, 3 phase power, concrete floor, security alarm system. There is a small mezzanine above the offices, which offers further storage accommodation. Racking may be available by way of a separate conversation.

Externally, the units benefits from a substantial, self-contained yard measuring approx 0.5 acres.

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

Area	Sq Ft	Sq M
Ground Floor Warehouse	6,965	647.05
Ground Floor Office, Kitchen & W/C	622	57.78
Mezzanine Storage & Kitchen	622	57.78
Total	8,209	762.62





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Rateable Value

Rateable Value (2026): £57,500

Occupiers will pay approximately 48% of this per annum.

EPC

We understand the property has an EPC rating of C - 55.

Planning

We understand the premises benefit from B1/B8 use within the Use Classes Order 1987 (as amended) - E(g)(iii) / B8.

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





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Terms

The property is available to let by way of a new internal repairing and insuring lease for a term to be agreed.

Quoting Rent: £85,000 per annum exclusive

There is currently no service charge.

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:

Brandon White
b.white@flude.com
07925 284528

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29 October 2026

