

Novio

Chichester PO19 8FY

- › 5 new industrial/warehouse units
- › 4,058 - 32,550 sq ft (units 2-4 combined)
- › Good transport links

To let



A27


A259

Terminus Road

A27

Chichester Bypass

A development by:

Chancerygate 

Planning granted

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The scheme is situated on the western end of Terminus Road, on the outskirts of Chichester with direct access to the A27/Chichester Bypass.

The A27 provides access to Portsmouth, Worthing and Brighton.

Within 1 mile of the site are Chichester town centre and the train station.

Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	2,928	1,130	4,058
2	9,139	2,530	11,668
3	7,513	2,077	9,591
4	9,149	2,142	11,291
5	4,812	1,636	6,448

Planning use

B8 (storage or distribution).

Subject to planning: B2 (general industrial) and E(g)(iii) light industrial.

Terms

Available on a leasehold basis.





Industrial and Warehouse Units 1-5

4,058 up to 32,550 sq ft (units 2-4 combined)

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

First floor offices:



Comfort cooling/
heating



Fitted
reception



Lift
Units 1-4



Shower
Facilities



WCs

Warehouse/industrial:



8.4m clear
internal height



37.5kN sq m
floor loading



Electric
loading doors



Ability to
combine units



12 year collateral
warranty available



Landscaped
environment





Computer Generated Image of units 2-3

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Previous Chancerygate development



Previous Chancerygate development



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Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.



Low air permeability design

15%
warehouse roof
lights increasing
natural daylight

Photovoltaic
panels on
all units

Targeting
BREEAM
'Excellent'

Targeting
EPC A

High
performance
insulated cladding
and roof
materials

Exterior
cycle storage
to encourage
cycling to
work

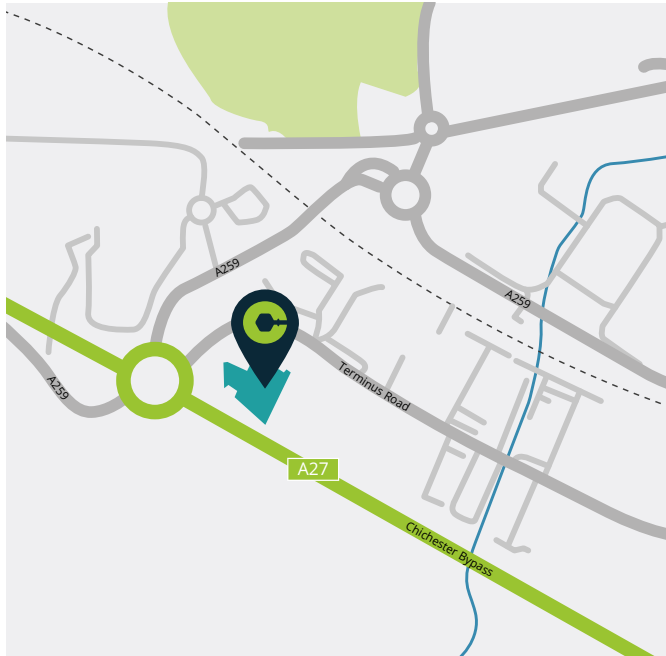
Active
and passive
Electric Vehicle
charging
points

Air source
heat pumps
on all units

Low
speed limit
restrictions to
reduce
emissions

Landscaping
including
native and
non-native
species





Travel Distances

Road:

A27 / Chichester Bypass	0.1 miles
Chichester Town Centre	1.8 miles
Havant	11 miles
Portsmouth	18 miles
Brighton	32 miles
Worthing	33 miles
Southampton	35 miles
Crawley	48 miles

Rail:

Chichester Station	0.8 miles
Fishbourne Station	1.3 miles

Airport:

Southampton Airport	30.7 miles
Gatwick Airport	49 miles

Terminus Road,
Chichester PO19 8FY

 neat.boards.others

More information available
through the joint marketing agents:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. April 2024.