



**FORMER BUILDERS MERCHANT, STANE STREET,  
CHICHESTER, PO18 0NS**

**INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET**

**6,957 SQ FT (646.33 SQ M)**



# Summary

## Former Builders Merchant Available to Let - Industrial Units with Prominent Yard

Available Size 6,957 sq ft

Rates Payable £36,096 per annum

Rateable Value £70,500

EPC Rating C (52)



# Location



**Former Builders Merchant  
Stane Street, Westhampnett,  
Chichester, PO18 0NS**

The property is situated on the southern side of Stane Street between the Chichester Recycling Centre and the Chichester Bypass roundabout. The city centre is approximately 1.5 miles to the south-west and the A27 is 0.6 miles to the south of the subject property providing easy access to the A259, M27 and wider motorway network.

The surrounding area comprises a mix of property uses, but predominantly residential. The Chichester Recycling Centre is to the rear of the subject property, with Chichester District Council Contract Services being in an office with yard immediately next door. Rolls Royce Motor Cars factory is located further east on Stane Street.





# Further Details

## Description

The property comprises of large yard with three units – there is a single-story detached unit being used as a trade counter constructed of steel frame with brick and block lower elevations, and metal profile cladding (full height at the front and side of the unit, half height at the rear on the northern side).

The remaining two units are positioned as a semi-detached pair with a variance in height, constructed of steel frame, pre-cast concrete walls (rear and side elevations) and metal profile cladding.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Trade Counter / Office	2,242	208.29	Available
Unit - Warehouse	3,081	286.23	Available
Unit - Warehouse 2	1,634	151.80	Available
<b>Total</b>	<b>6,957</b>	<b>646.32</b>	

## Viewings

Strictly by prior appointment with sole agents.

## Terms

A new full repairing and insuring lease is available on terms to be agreed.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.







## Enquiries & Viewings



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