



**UNIT 4, PORTFIELD TRADE CENTRE, CHICHESTER, PO19 8NS**

**TRADE COUNTER / INDUSTRIAL / WAREHOUSE TO LET**  
**8,314 SQ FT (772.40 SQ M)**



# Summary

## PROMINENT TRADE COUNTER UNIT - TO LET

Available Size	8,314 sq ft
Rent	Rent on Application
Rates Payable	£27,392 per annum from 1 April 2023
Rateable Value	£53,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (43)

- Allocated Parking
- Communal Parking Available
- WC facilities
- Prominent Trade Counter unit
- Loading door



# Location



**Unit 4 Portfield Trade Centre,  
Chichester, PO19 8NS**

Portfield Trade Centre is located on the northern side of the A27, a short distance from Chichester city centre. The estate is an established trade counter location, and nearby occupiers include Screwfix, Magnet, Topps Tiles, YESSS Electrical and Halfords. Portfield Trade Centre benefits from a prominent position overlooking the Bognor Road roundabout.

Chichester is located approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 miles west of Brighton. The city has excellent road communications being situated on the A27 dual-carriageway, which runs east to Worthing and Brighton and west to Portsmouth and Southampton where it connects with A3(M), M27 and M3 motorways.





Tile FLAIR  
Tiles - Stone - Slate

FIX  
DAYS

Magnet

Magnet  
SHOWROOM  
OPEN

TeamEndavourUK

# Further Details

## Description

Portfield Trade Centre comprises nine prominent modern trade counter / warehouse units. The subject property provides an end of terrace single storey building of steel frame construction with concrete floor, under a pitched steel insulated roof. The unit provides ground floor trade counter / warehouse accommodation. Loading is via an electric up and over loading door and the pedestrian access on the Southern elevation. Externally there are demised parking spaces with generous communal spaces. Internally the unit benefits from a disabled WC facility, along with 3 phase electric and gas.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 4	8,314	772.40
<b>Total</b>	<b>8,314</b>	<b>772.40</b>

## Terms

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

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## 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.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.





## Enquiries & Viewings



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**Vail  
Williams**

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