



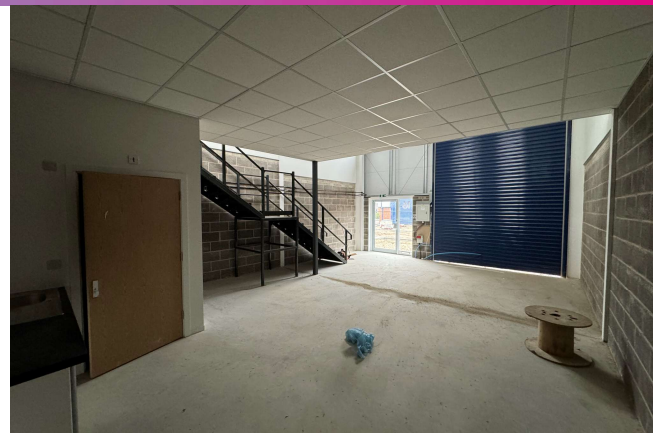
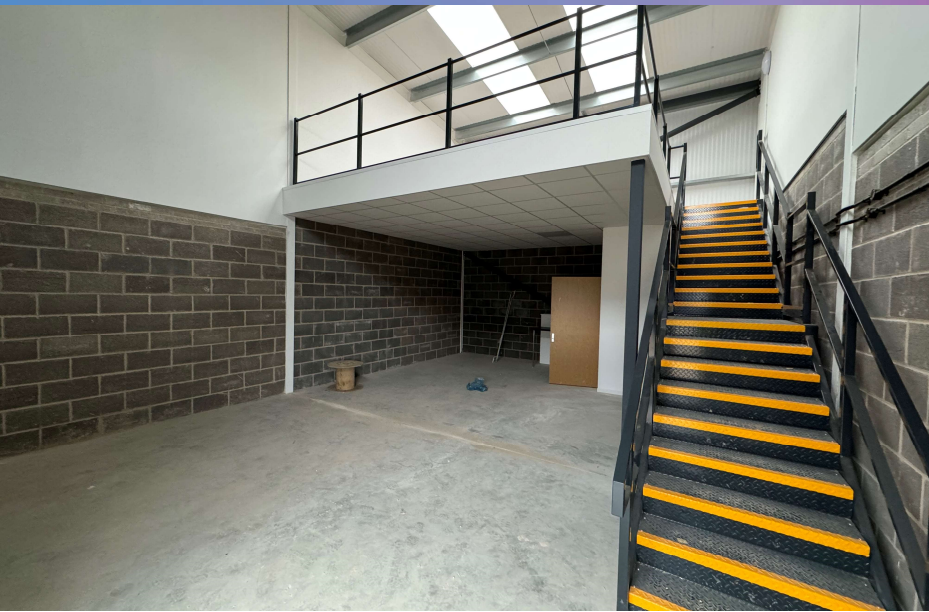
**INDUSTRIAL / TRADE
COUNTER / STORAGE**

964 Sq Ft
(90 Sq M)

RENT: £15,500 Per Annum

Newly Constructed Light Industrial / Warehouse Unit with Allocated Parking To Let

- + Situated on New Industrial Estate Comprising of 16 New Light Industrial / Warehouse Units
- + Superb Transport Links with Direct Access onto A27. Chichester Railway Station Situated 850 Yards From Estate Entrance
- + Ground Floor Warehouse Accommodation with First Floor Mezzanine Storage / Office Space
- + Available From July 2024 on New Lease Terms
- + Allocated On-Site Parking & Private Loading Bay
- + Suit Variety of Commercial Uses (Excluding Motor Trade)



Location

The Cathedral city of Chichester is located approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 miles west of the city of Brighton. The city has excellent road communications being situated on the A27 which runs east to Worthing & Brighton and west to Portsmouth and Southampton where it connects with the M27 and M3 motorways. Chichester railway station with its regular services along the coast and north to London is situated 850 yards from the new development. Stanley Court is a newly constructed Industrial Estate situated just off the A27 (Fishbourne Roundabout) close to the Chichester Gate Leisure Park which is home to national occupiers such as Cineworld, Five Guys, McDonalds, Hollywood Bowl & Nuffield Health & Fitness. Terminus Road itself is a busy industrial and office hub within the city centre and nearby commercial occupiers include Howdens, Harwoods Group, LOK'n Store, Skoda & Hendy Ford.

Description

Unit 16 which is situated towards the rear of the estate is an excellent, high quality industrial / warehouse unit located in a mid-terrace position benefitting from brick elevations and micro rib cladding. The unit provides ground floor warehouse accommodation with further storage or office space available on the first floor mezzanine level.

Specification

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Electric roller shutter loading door
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- 2x Allocated parking spaces
- Potential For EV charging points (if required)

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Warehouse	642	60
Mezzanine Level	322	30
Total	964	90

Terms

The unit is being offered for rent upon a new full repairing and insuring lease for a term to be agreed. A minimum six month deposit will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

Summary

- + **Rent** - £15,500 Per Annum Exclusive
- + **VAT** – To Be Charged
- + **Business Rates** - To be assessed and set by the Valuation Office Agency (VOA) on completion of the building works.
- + **Service Charge** - £624.50 Per Annum
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** - TBC

Viewing & Further Information

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