



## **NOVIO, TERMINUS ROAD, CHICHESTER, PO19 8FY**

**DEVELOPMENT LAND / LAND / NEW BUILD / OPEN STORAGE / WAREHOUSE /  
INDUSTRIAL / WAREHOUSE FOR SALE**

**1.92 ACRES (0.78 HECTARES)**





# Summary

## Commercial Land - FOR SALE

Available Size 1.92 Acres

EPC Rating EPC exempt - No building present

- Planning secured for a new 5 unit warehouse and distribution scheme
- Within 1 mile of Chichester centre and train station
- Open Storage land
- Prominent location
- Easy access to A27
- Secure site
- Suitable for alternative uses STTP



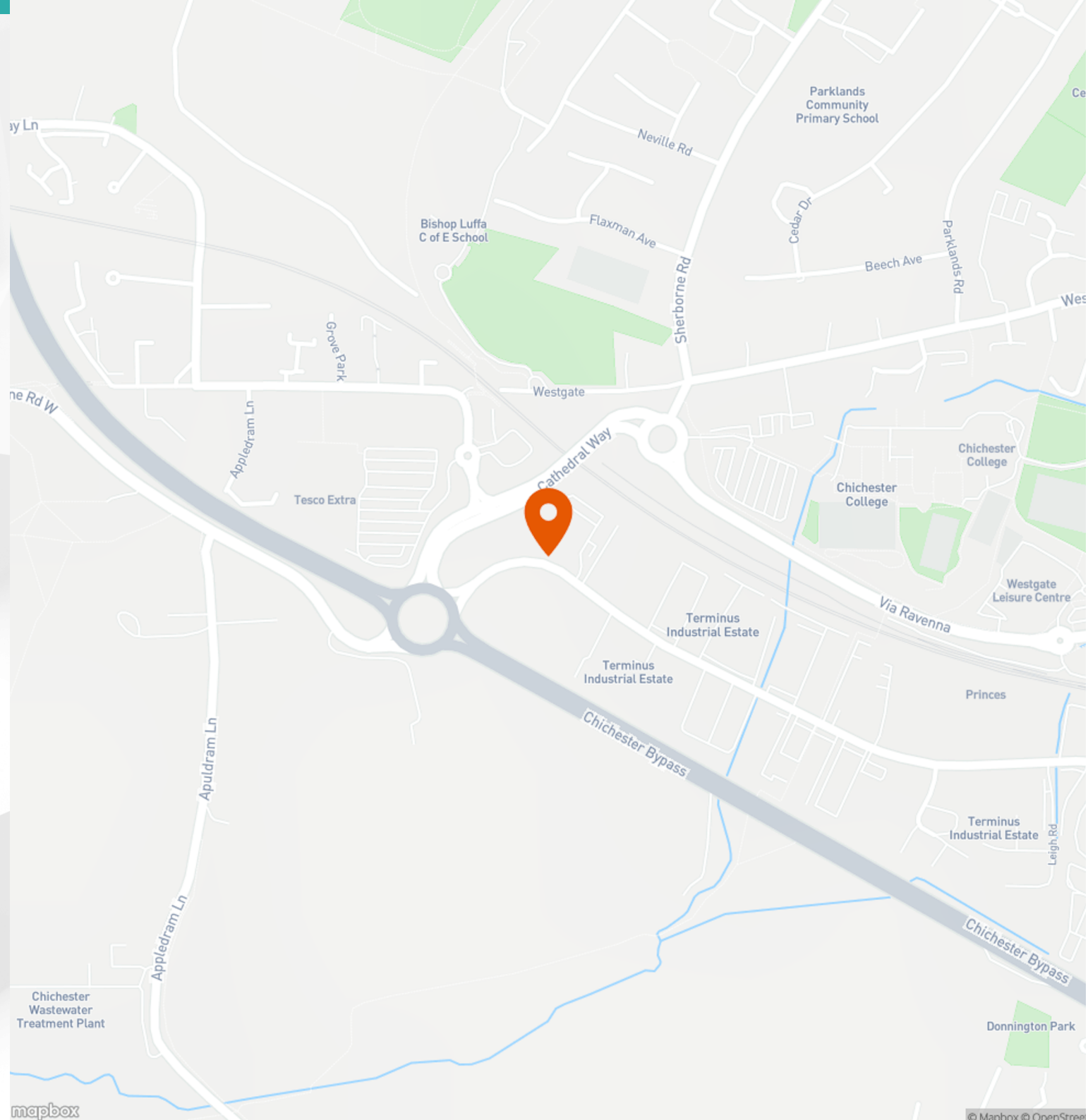


# Location



**Novio Terminus Road,  
Chichester, PO19 8FY**

The scheme is situated on the Western end of Terminus Road, which sits 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.



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## 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.





# Further Details

## Description

We have been instructed to sell a secure site with direct access to Terminus road. The site perimeter is secured by palisade fencing and has a gated entrance. Currently the site is of a usable hard standing surface but benefits from planning permission for a new grade A urban logistics and industrial space development across 5 units in a prime location and landscaped environment offering a range of unit sizes from 4,058 - 32,550 sqft with minimum 7m eaves.

Neighbouring occupiers to the proposed development include builders' merchants Jewson and trade kitchen supplier Howdens, as well as Ford, Jaguar and Volkswagen car dealerships.

## Planning permission application number

Further information on the planning is available on Chichester County Council website under planning reference no. 23/00631/FUL

## Terms

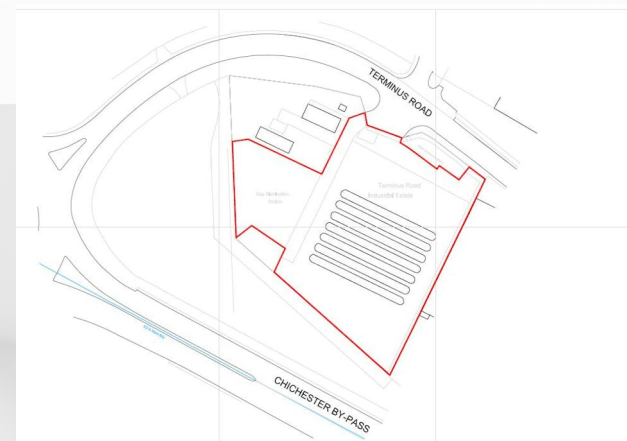
Offers are invited for the freehold interest, price upon application. Further information on the site can be provided on request.

## Anti Money Laundering

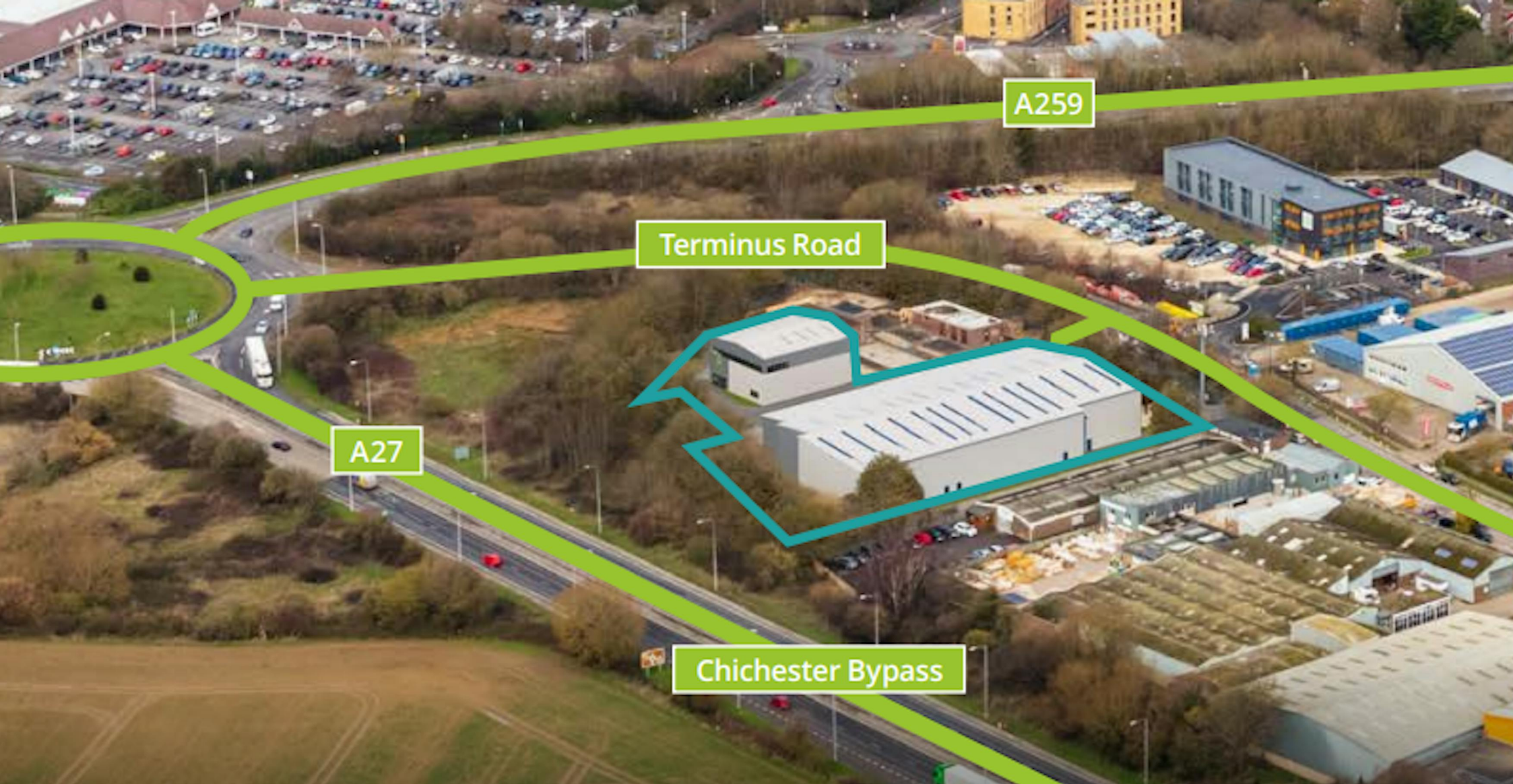
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal costs

Each party to be responsible for their own legal costs.







## Enquiries & Viewings



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