

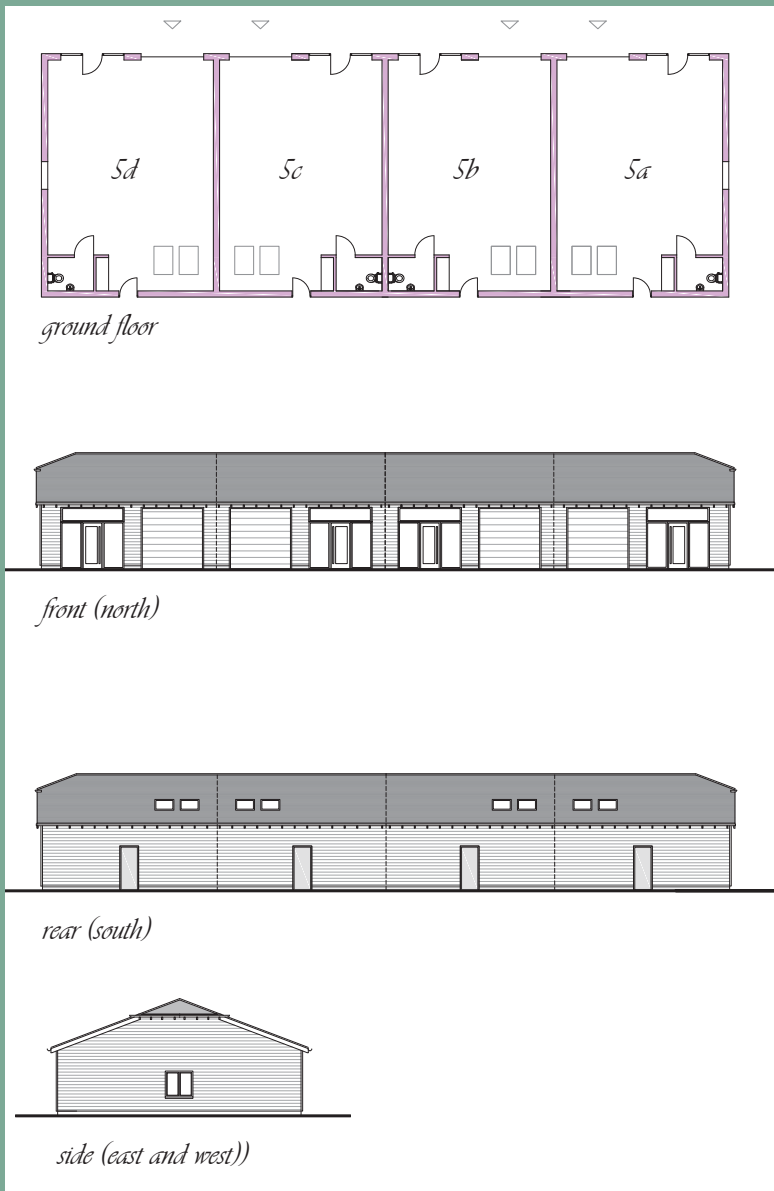
Units 5 (A-D) Broadbridge Business Centre
Delling Lane, Bosham, Chichester PO18 8NF



AVAILABLE
AUTUMN
2018



Artists Impression



TO LET

■ **New Build Commercial Units**
Four units of 958 sq ft (89 sq m)

■ **Key Features**

- Other nearby occupiers include Co-op Convenience Store, Post Office and Doctors Surgery
- Situated in well established business location within five minutes' walk of Bosham Station
- Easy access to Chichester city centre & close proximity to A27
- New builds available from Autumn 2018
- Consent for B1 and B8, plus Chiropractic Clinic, Dental Surgery, Dental Hygienist or Physiotherapy Practice
- Versatile accommodation, with loading doors
- Units could be combined if required (total accommodation 3,832 sq ft (356 sq m))
- Five allocated parking spaces per unit

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Location

Bosham is located approximately three miles to the west of Chichester. Chichester city centre is easily accessible via the A259, whilst the A27 lies in close proximity to the north.

The property is situated on the well established Broadbridge Business Centre, just south of the Broadbridge roundabout at the junction of Delling Lane and the A259 Chichester to Emsworth Road.

Bosham Station lies within a 5 minute walk and provides a regular service to Havant and Chichester.

Accommodation

We have been informed that the units will have the following approximate gross internal floor areas:

Unit	Area	Area
Unit 5 (A)	958 sq ft	89 sq m
Unit 5 (B)	958 sq ft	89 sq m
Unit 5 (C)	958 sq ft	89 sq m
Unit 5 (D)	958 sq ft	89 sq m
Total	3,832 sq ft	356 sq m

EPC

To be assessed on completion.

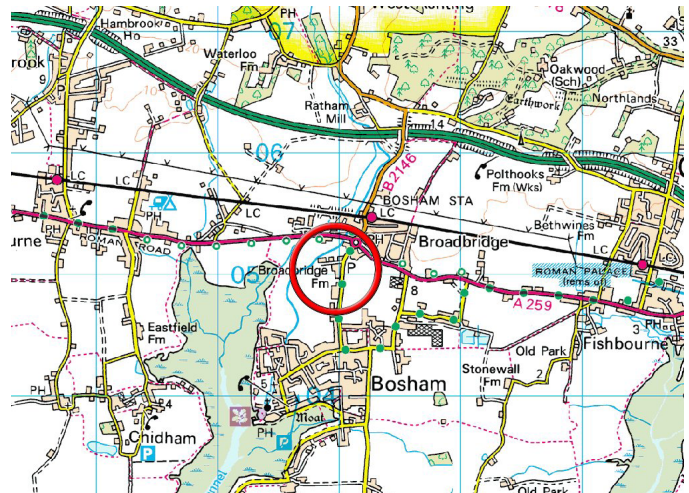
Planning

Planning consent has been granted for uses within Class B1 and B8 of the Schedule to the Town and Country Planning (Use Classes), in addition consent has been granted for uses including Chiropractic Clinic, Dental Surgery, Dental Hygienist or Physiotherapy Practice. (planning reference BO/17/01349/FUL).

Viewings and Further Information

Please contact the sole agents Flude Commercial:

Please contact the sole agents Flude Commercial
Via email at chichester@flude.com
Telephone on **01243 819000**



Business Rates

To be assessed on completion.

Terms

The units will be available to let by way of a new effectively full repairing and insuring lease for a term to be agreed at a rent of £13,000 per annum exclusive.

Service charge and building insurance to be confirmed.

VAT

VAT is payable at the prevailing rate.

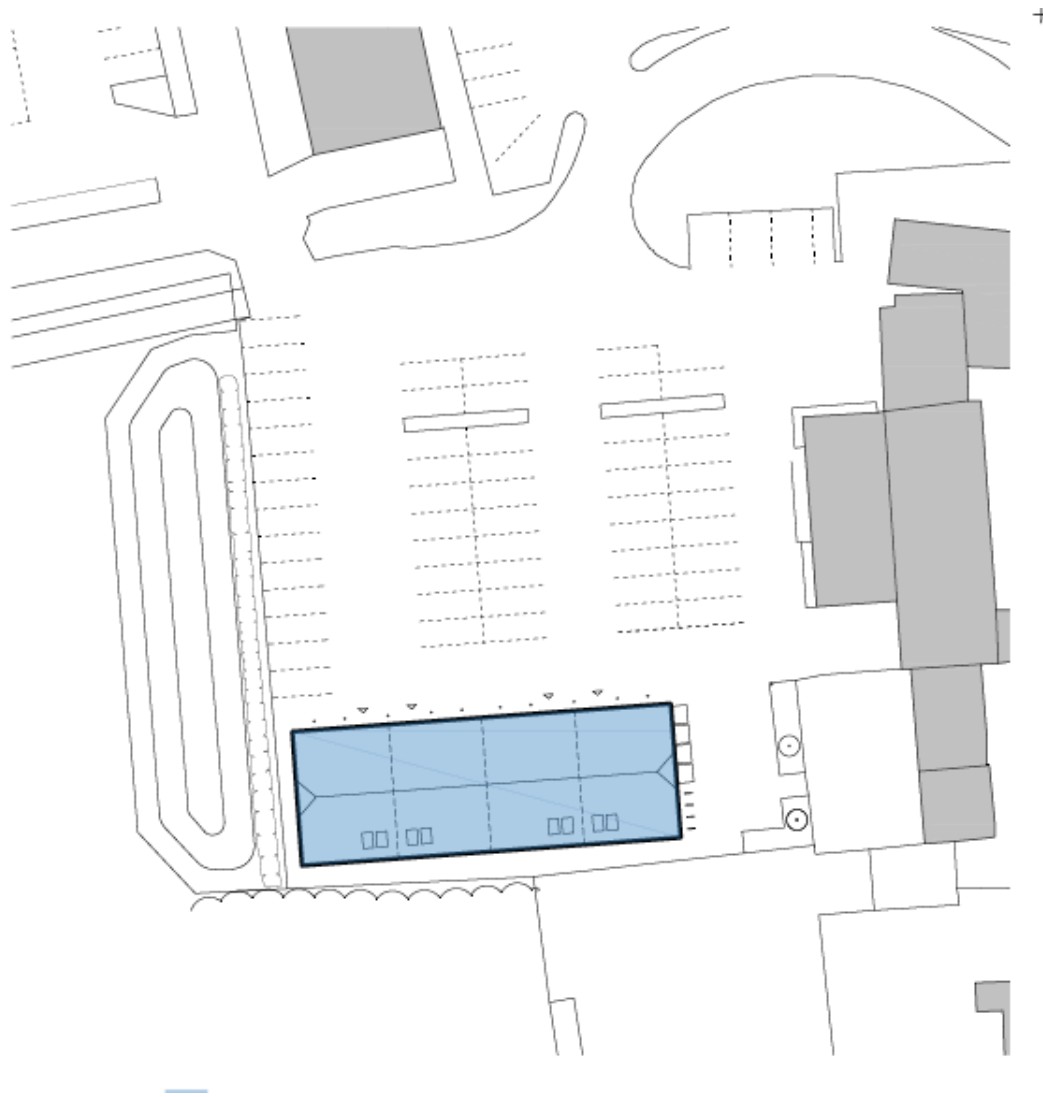
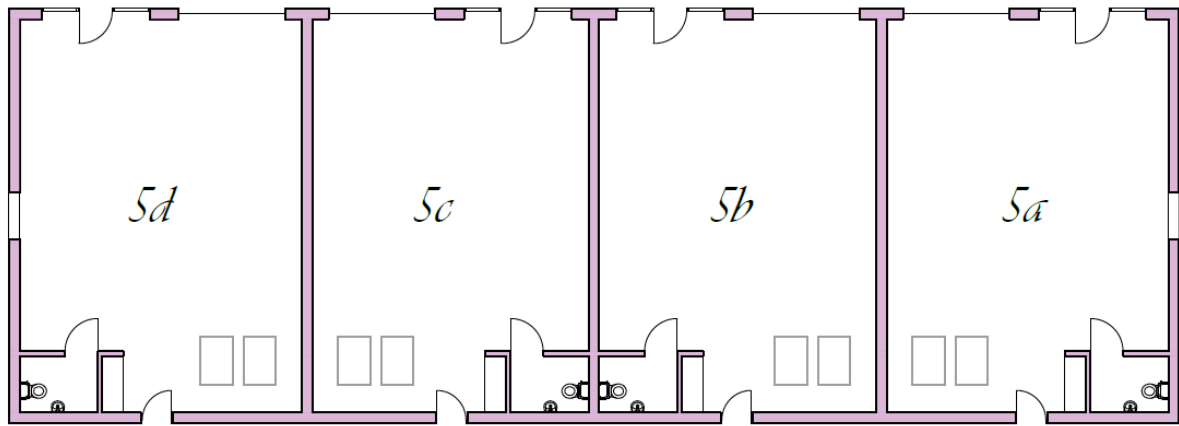
Legal Fees

Each party to bear their own legal costs incurred.





Site Plans



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

24 April 2018