

## PLANNING ALLOWS FLEXIBLE B1 LIGHT INDUSTRIAL AND B8 WAREHOUSE USE



CHICHESTER  
BUSINESS PARK

### UNIT 2 - PLOT 10

Chichester Business Park  
Chichester, West Sussex  
PO20 2FE

### TO LET

11,070 sq ft (1,028 sq m)

Available April 2019

## CHICHESTER

The historic Cathedral City and County Town of West Sussex is situated on the A27 South Coast trunk road, midway between Southampton and Brighton and just 65 miles south west of London.

Several national and international companies have established themselves within Chichester to benefit from the employment profile and lifestyle attractions of the City and surrounding area.

Chichester is the home of Rolls Royce who opened their 600,000 sq ft worldwide headquarters and production facility at Goodwood.

The excellent, year round leisure facilities include the world famous Chichester Festival Theatre, horse racing at Glorious Goodwood, the Goodwood Motor circuit with its annual Festival of Speed and Revival Meeting, sailing in Chichester Harbour, and the wonderful South Downs countryside.

## DESCRIPTION

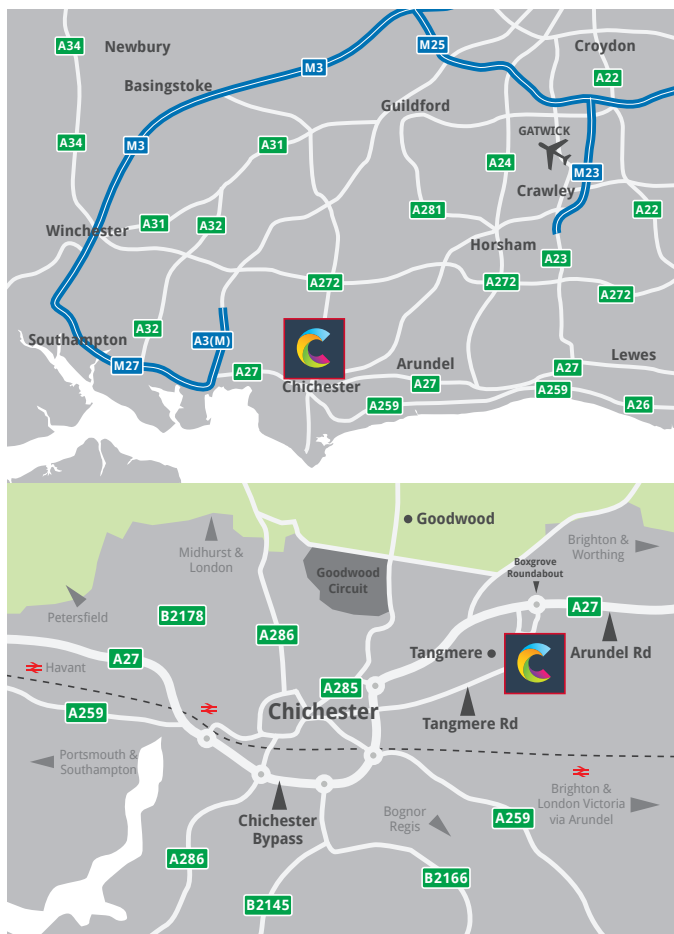
The property comprises a brand new industrial/warehouse facility due to be completed in April 2019. The property will benefit from:

- 10.2 metre eaves
- Floor loading: 50Kn/m2
- Power distribution: 140kVA (200A TPN)
- Built to a shell specification, with WC facilities and emergency lighting
- All mains services to the unit (Gas, water, electricity)
- Two electric roller shutterdoors with level access
- 13 parking spaces plus loading areas

## ACCOMMODATION

The unit will have the following approx Gross Internal Floor Areas:

Floor	Unit Size (up to)	
Ground Floor Industrial/warehouse	10,175 sq ft	945 sq m
First Floor shell mezzanine for tenant fit out	895 sq ft	83 sq m
<b>Total</b>	<b>11,070 sq ft</b>	<b>1,028 sq m</b>



## COMMUNICATIONS

Located four miles east of Chichester with immediate access to the A27 South Coast Trunk Road Chichester Business Park is strategically located as follows:

- Brighton – 30 miles
- Gatwick Airport – 45 minutes
- Portsmouth Continental Ferry Port – 30 minutes
- Goodwood Airfield – 3 miles
- Southampton International Airport – 40 minutes
- London Victoria by rail – 90 minutes
- Immediate access to A27 dual carriageway

## PLANNING

The unit benefits from flexible B8 warehouse and B1(c) light industrial with ancillary B1(a) office use.

## EPC

To be assessed on completion.

## BUSINESS RATES

To be assessed on completion.

## TERMS

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed, and subject to rent review. Rent on application.

There is a small charge contributing to the upkeep of the business park.

## VAT

The property is registered for VAT and therefore VAT will be payable on the rent.

## FURTHER INFORMATION

Further information, plans and specifications are available on request through the joint sole agents:



Guy Jackson  
Mobile: 07525 631305  
grjackson@lsh.co.uk

Robin Dickens  
Mobile: 07977 519333  
rdickens@lsh.co.uk

Mark Minchell  
Mobile: 07711 630113  
m.minchell@flude.com

Mikael Goldsmith  
Mobile: 07817 442525  
m.goldsmith@flude.com

Misrepresentation Act 1985 Lambert Smith Hampton and Flude Commercial for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers of lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of LambertSmith Hampton and Flude Commercial has any authority to make or give any representation or warranty whatever in relation to this property. March 2019 | Designed by [threesixtygroup](#)