



RAVENNA POINT

TO LET
Individual units
from 230 & 300 sq m
(2,475 & 3,229 sq ft)



TERMINUS ROAD, CHICHESTER, PO19 8UH

Six new light industrial/distribution units (B2/B8) with ancillary trade counter space



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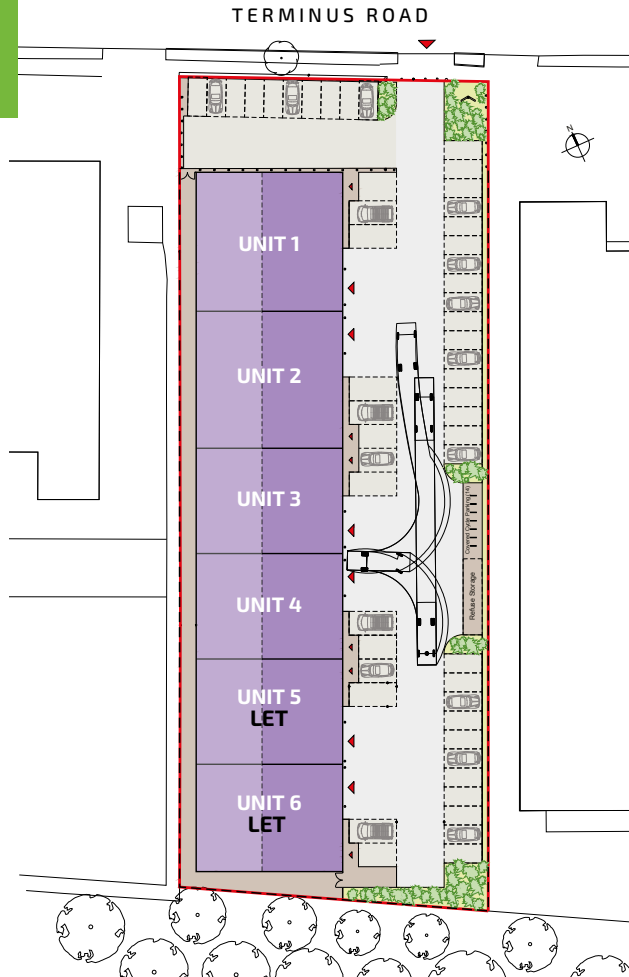
Ravenna Point is a new development of six business units (B2/B8) on Terminus Road, the main industrial hub in Chichester, West Sussex.

The site provides easy access to the A27, with the nearby mainline railway station providing direct train services to Brighton, Portsmouth, Southampton and London.

Description

The site provides high quality, light industrial/distribution business units of steel portal frame construction in a terrace, with ancillary trade counter use and an option to install additional mezzanine flooring. There is associated parking for 52 vehicles in total (long wheel base transit vans and cars).

Trade counter use must not exceed 40% of the ground floor area and permitted hours of operation are 7am to 7pm (Monday to Friday), 8am to 6pm (Saturday) and 10am to 4pm (Sunday, Bank Holidays and Public Holidays).



Specification

The units are of steel portal frame construction and benefit from high quality trapezoidal cladding, with vertical treated battens and horizontal weatherboarding. The units' specification includes:

- 6.29m internal eaves height (7.2m at ridge)
- 4m x 5m sectional roller shutter loading doors
- Allocated parking
- 4.8kN/m² ground floor loading capacity
- Disabled WC facilities in each unit

Accommodation

(areas shown are from architect's plans)

UNIT	Floor (GIA) sq m	Floor (GIA) sq ft
1	300	3,229
2	300	3,229
3	230	2,476
4	230	2,476
5	LET to Quantum Electrical Distribution	
6	LET to Quantum Electrical Distribution	
Total	1,060 sq m	11,410 sq ft

Each unit has planning permission for mezzanine space - details on application.

Services

Mains gas, 3 phase 69kVA and a single phase 18kVA electricity, water and telecoms ducting will be available.

Commercial Terms

The units are available on commercial terms to be agreed between the parties. An estate charge will be levied. Rents and estate charge on application.

Non Domestic Rates

To be assessed by the Valuation office.

Further Information

Strictly via the Joint Agents, Henry Adams and LSH.

IMPORTANT NOTICE: Henry Adams, LSH and their clients give notice that:

- they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Henry Adams & LSH have not tested any services, equipment or facilities.
- Purchasers must satisfy themselves by inspection or otherwise.

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