



Zone 8, Plot 16
Terminus Road, Chichester, West Sussex PO19 8TX

TO LET

SHORT TERM STORAGE UNIT

Size 359 sq m (3,863 sq ft)

Key Features:

- Well located on Terminus Road
- Close to A27 south coast trunk road
- Minimum eaves height 4.84 m
- Loading door 2.95 m (h) x 2.15 m (w)
- To let on new flexible licence
- Ideal for short term storage
- Available from July 2020
- Rent £17,500 per annum
- Nearby Occupiers include Skoda, Howdens and Harwoods





Zone 8, Plot 16
Terminus Road, Chichester, West Sussex PO19 8TX

Location

The Cathedral City of Chichester is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.

The property is located on Terminus Road, an established industrial and commercial area to the south of west of Chichester city centre. It is accessed at its western end directly from the A27 at the "Tesco" roundabout.

Accommodation

The accommodation benefits from the following amenities:

- Loading door
- WCs
- Shared kitchen facilities
- Minimum eves height 4.84m
- Parking
- Concrete floor
- Roof lights
- Phase three electrics
- Florescent tube lighting

The property has the following approximate **Gross Internal Areas (GIA): 359 sq m (3,863 sq ft).**

EPC

To be confirmed.

Planning

We understand that the premises benefit from B8 storage use within the Use Classes Order 1987 (as amended).

Terms

The property is available to let by way of a new internal repairing and insuring license for a term to be agreed at the rent quoted below.

| Rent pax | Estate Charge pa | Buildings Ins pa |
|----------|------------------|------------------|
| £17,500 | £1,932 | £558 |

Business Rates

The site currently has one assessment. Therefore, the rates are payable are currently £4,945 pa.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

We understand that the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Mikael Goldsmith
m.goldsmith@flude.com
01243 929141
078174 42525
www.flude.com



Flude
PROPERTY CONSULTANTS



15 May 2020

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Floor Plans

