



North Building
Leigh Road, Chichester, West Sussex PO19 8UF

TO LET

INDUSTRIAL/WAREHOUSE UNIT

Size 1,029.64 sq m (11,083 sq ft)

Key Features:

- Strategically located in South East
- Minimum eaves height 4.1m
- Three loading doors
- Secure yard space/loading area available
- Three phase power and mains gas
- New lease available
- Rent £55,000 per annum





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Location

Chichester is strategically located in West Sussex, close to the Hampshire border and Solent Corridor, being situated on the A27 south coast trunk road which connects easily to:

- Brighton and A23/M23 motorway 32 miles
- Portsmouth and A3 dual carriageway 15 mile
- Southampton and M3 motorway 35 miles
- London and M25 motorway 57 miles
- Gatwick 45 miles

The property is situated on Leigh Road and forms part of the Terminus Road Industrial Estate, which is located on the western side of Chichester. Leigh Road is a cul-de-sac to the south of Terminus Road, close to the leisure complex known as Chichester Gate. Vehicular access to Leigh Road is via Terminus Road, which links with the A27 Chichester Bypass to the west.

Accommodation

The property can be accessed via three separate roller shutter doors, two measuring 4.00 m (w) x 3.69 m (h) and one measuring 4.49 m (w) x 3.60 m (h).

Internally, the unit is divided into two areas, which are open plan, sitting under a pitched roof with inset skylights, with a minimum eaves height of 4.10 m. The property benefits from three phase electric and mains gas.

There is a secure yard on-site and a parking area.

The property has an approximate **GIA of 1,029.64 sq m (11,083 sq ft)**.

EPC

We understand the property to have an EPC rating of E (121).

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £55,000 per annum.

Business Rates

To be reassessed.

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

VAT

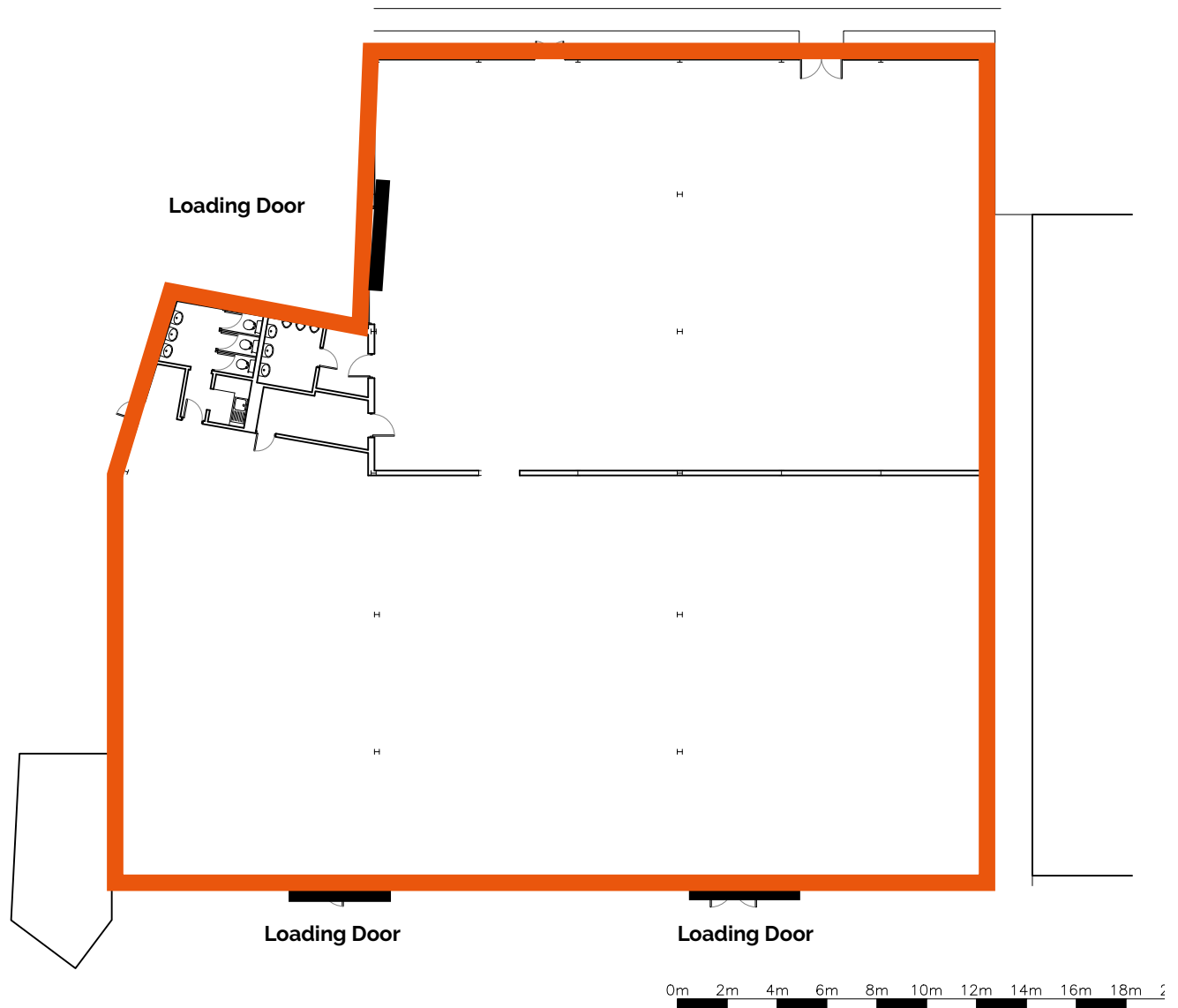
Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.



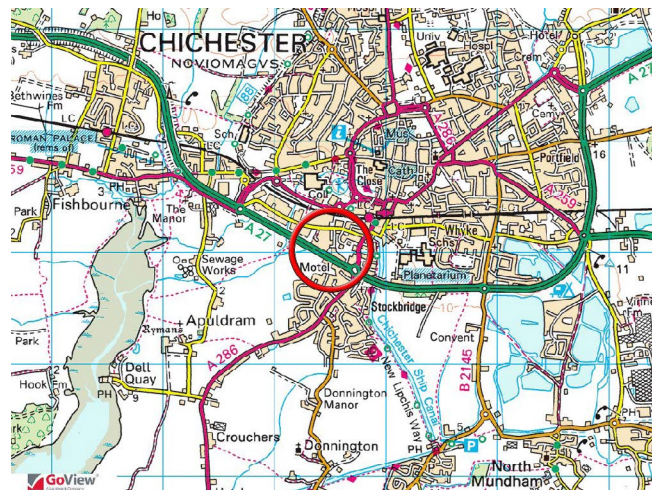
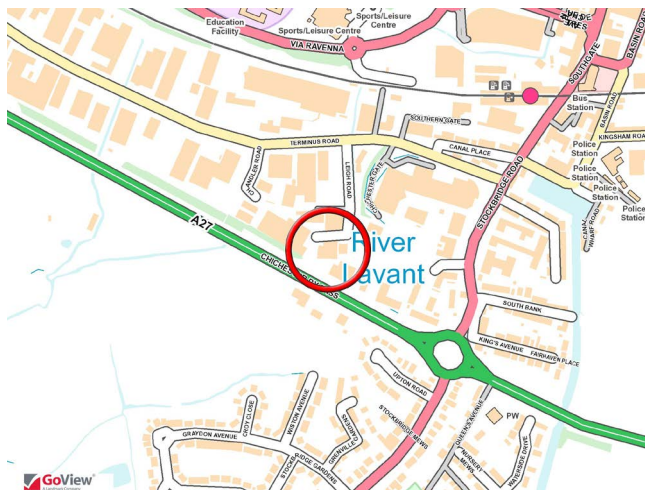
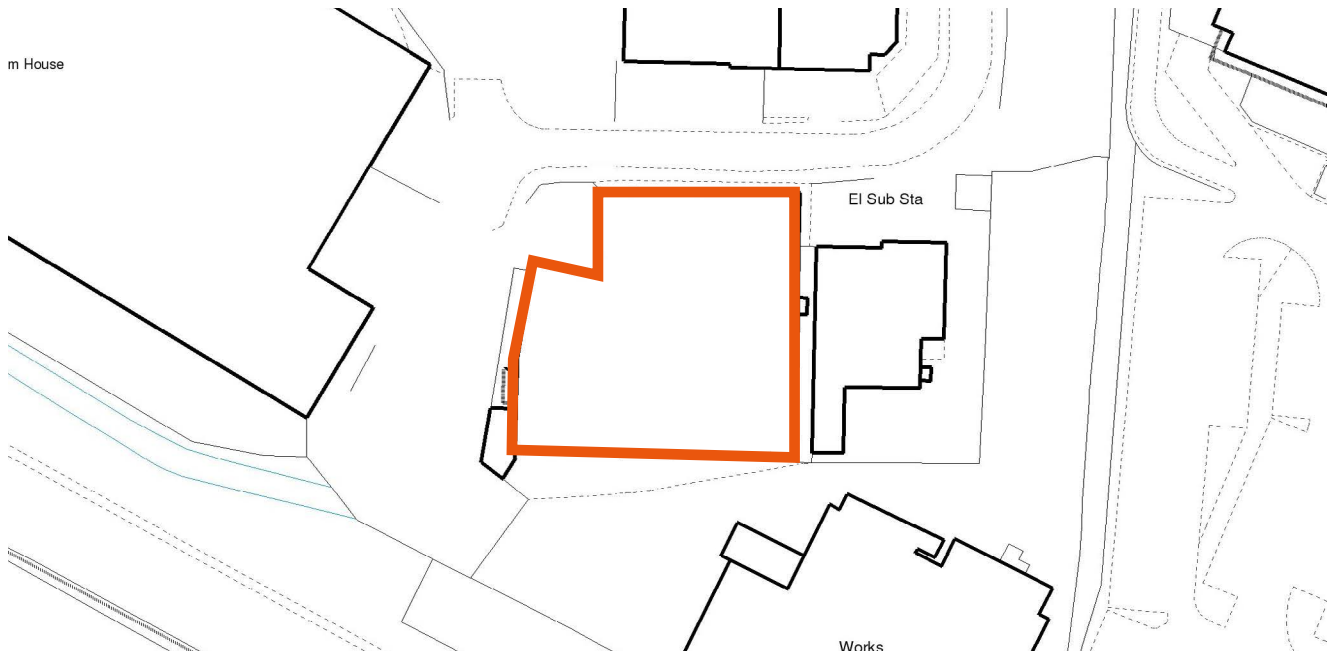
Floor Plan





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Location Maps



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:

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Flude
PROPERTY CONSULTANTS

10 July 2020



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH