



**Building 4, Units 10,11 & 12, The Mill**  
Stane Street, Chichester, West Sussex PO18 0FF

**TO LET**

## NEW BUILD INDUSTRIAL / WAREHOUSE UNITS

From 1,380 sq ft to 4,140 sq ft

### Key Features:

- Well located business estate close to A27, Goodwood and Chichester city centre
- 3 x Loading doors - 5.77m (w) x 4.65m (h)
- Three units available separately or combined
- Three phase electric
- 4.6m eaves / 6m to Apex
- Ample onsite parking
- To let on new FRI lease/s
- Brand new business estate
- Rents: £16,000- £48,000
- Anticipated completion Q1 2021



Example unit from phase one



Example unit from phase one



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## Location

The Cathedral City of Chichester is an historic and thriving administrative centre for West Sussex. The city has excellent road communications being situated on the A27 dual-carriageway, which runs east to Worthing and Brighton and west to Portsmouth and Southampton where it connects with the A3(M) M27 and M3 motorways.

The Mill is well located being approximately 2.7 miles north-east of Chichester city centre and is 0.7 miles from the A27 South Coast trunk road.

## Accommodation

Building 4 (units 10, 11 and 12) will have a pitched roof which will be approximately 4.6 metres on the northern elevation rising to 5.4 metres at the Apex. The eaves height reduces to approximately 3 metres at the southern elevation. The building will benefit from three roller shutter doors to enable easy sub-division where appropriate.

The property has the following approximate **Gross Internal Areas (NIA)**:

Unit	sq m	sq ft	Dimensions
10	128.25	1,380	9.50 m x 13.50 m
11	128.25	1,380	9.50 m x 13.50 m
12	128.25	1,380	9.50 m x 13.50 m
<b>Total</b>	<b>384.75</b>	<b>4,141</b>	<b>28.50 m x 13.50 m</b>

Unit sizes to be confirmed upon completion of construction.

## Terms

The property is available to let either as a whole or in part by way of new full repairing and insuring leases for a term to be agreed.

Rents start at £16,000 per annum for a single unit, with a rent payable of £48,000 per annum for the entirety of the property.

## Business Rates

The property will require assessment for Business rates upon completion of construction.

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

## EPC

The EPC will be assessed upon completion of the building.

## Planning

We understand that the premises benefit from Class B1(c) Light Industrial and B2 General Industrial use within the Use Classes Order 1987 (as amended).

## 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.

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**

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**078174 42525**

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**Flude**  
PROPERTY CONSULTANTS

**12 October 2020**



**OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH**

## PROPOSED PLANS (not to scale)

