



Unit 9, Building 3, The Mill
Stane Street, Chichester, West Sussex PO18 0FF

TO LET

END OF TERRACE NEW BUILD INDUSTRIAL / WAREHOUSE UNIT

Size - 1,390 sq ft (129.13 sq m)

Key Features:

- Well located business estate close to A27, Goodwood and Chichester city centre
- Brand new business estate
- Loading door - 5.77m (w) x 4.65m (h)
- Three phase electric
- 4.6m eaves / 6m to Apex
- Ample onsite parking
- To let on new FRI lease
- Rent £18,000 pax
- Nearby occupiers include Design Vintage and Cast Iron Coffee Roasters



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

The property has a pitched roof with an internal eaves height of approximately 4.6 metres, rising to 6 metres at apex. The building benefit from a single roller shutter doors. There are windows at first floor level on the northern elevation to provide additional natural light.

The property benefits from the following:

- Three phase electricity supply
- Single disabled w/c
- Tea Point
- Ample parking provision
- Concrete floor
- LED Lighting

The property has the following approximate Gross Internal Area (GIA) of **1,390 sq ft (129.13 sq m)**.

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 £18,000 per annum exclusive.

There will be a service charge and buildings insurance premium payable.

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).

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:

Mark Minchell

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01243 929136

www.flude.com



Flude
PROPERTY CONSULTANTS



4 August 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



PROPOSED PLANS (not to scale)

