



Unit 8, Matform Business Centre,
Terminus Road, Chichester, West Sussex PO19 8UL

TO LET

WAREHOUSE / INDUSTRIAL UNIT WITH TRADE COUNTER

Total - 515.97 sq m (5,554 sq ft)

Key Features:

- The property has excellent road links to the A27, M27 and A3
- Seven allocated parking spaces
- Electric roller shutter door of approximately 3.15m (w) by 3.27m (h)
- Suspended strip LED lighting in warehouse
- The unit will be refurbished prior to being re-let
- Trade counter
- Separate office
- Three phase electricity supply
- Rent £49,950 per annum





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Location

Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

Terminus Road is an established industrial/trade location. Nearby occupiers include Sylvarna Kitchens, Jewsons, Formular One, Autocare, ATS and Harwoods Jaguar/Aston Martin.

Accommodation

Internally, the property benefits from the following amenities:

- Three phase electricity supply
- Electric roller shutter door of approximately 3.15m (w) by 3.27m (h)
- The floor will be re-painted prior to being re-let
- 3.70m minimum internal height, extending to 6m at the apex
- Suspended strip LED lighting in warehouse
- LED lighting in office and trade counter
- Carpeted offices
- Double glazing
- WC facilities
- Heating in the warehouse

Externally, the unit benefits from seven parking spaces.

We have measured, and calculate the premises to have the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor Warehouse and Office	5,554	515.97

EPC

To be confirmed.



Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

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 £49,950 per annum exclusive.

Business Rates

Rateable Value (2017): £37,000.
Rateable Value (2023): £40,500.

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

VAT

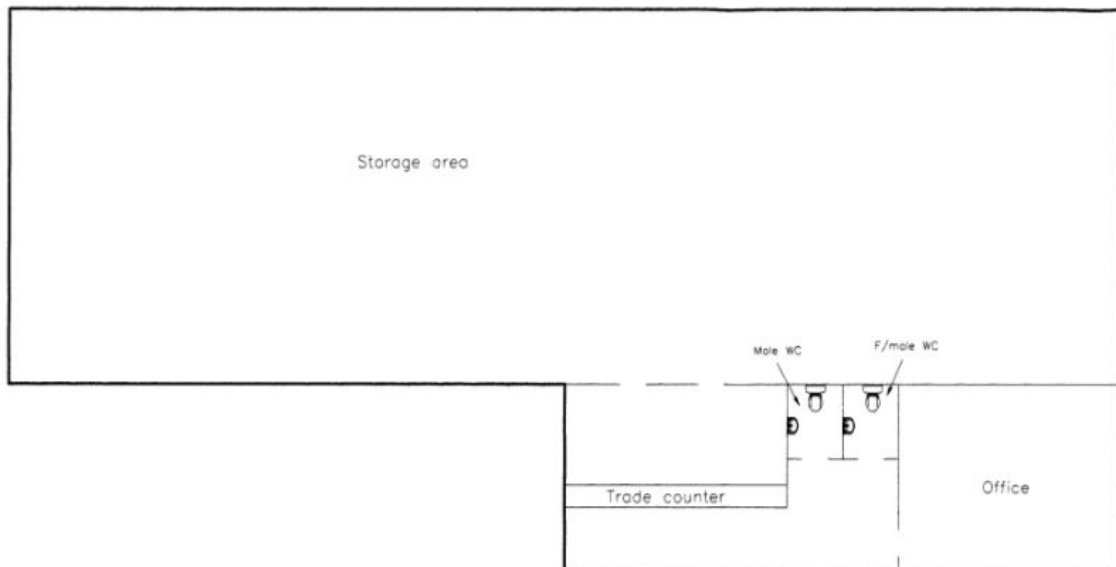
Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.



Floor Plan



For identification purposes only

Flude Property Consultants 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 Property Consultants 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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PROPERTY CONSULTANTS



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