



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

**TO LET**

## DISTRIBUTION AND WAREHOUSE SPACE

Ranging from 1,000 sq ft up to 18,039  
sq ft

### Key Features:

- Well located on Terminus Road
- Close to A27 south coast truck road
- Variety of shared storage and self-contained warehouse/industrial units to let
- On site parking
- Storage space available
- Flexible easy-in easy-out license agreements
- From £5 per sq ft inclusive
- On site loading and parking





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## 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 west of Chichester city centre. It is accessed at its western end directly from the A27 at the "Tesco" roundabout.

What3words: wedding.putty.receiving

## Accommodation

The accommodation comprises of warehouse and storage space around a secure yard, with a variety of units available individually as whole or partial units providing both shared storage options and self-contained premises.

We have measured and calculate the accommodation to have the following approximate gross internal floor areas:

Zone	sq m	sq ft	Eaves Height
3	1,460	15,714	5.74 m
5	216	2,325	4.44m
7	LET		
8	LET		
<b>Total</b>	<b>1,676</b>	<b>18,039</b>	

Smaller and larger spaces may be available upon request, please enquire for further information.

## 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 storage space is available to let by way of a new flexible license/s on fully inclusive terms.

## Rents

Zone 3 = £5 per sq ft  
Zone 5 = £10 per sq ft  
Zone 7 = LET  
Zone 8 = LET

## Business Rates and Utilities

Rent inclusive of business rates and utilities.

## VAT

The property is registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

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



**28 February 2023**

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Maps and Plans are for indicative purposes only

