



**Unit 11, Chichester Trade Centre,  
Quarry Lane, Chichester. PO19 8ET**

**TO LET**

## HIGHLY PROMINENT SHOWROOM / TRADE COUNTER / MOTOR TRADE UNIT

TOTAL GIA - 554 sq m (5,971 sq ft)

### Key Features:

- Highly prominent location directly visible to A27
- Located at junction of A27 and A259
- 10 allocated car parking spaces in secure area
- Glazed frontage
- Rear goods / roller shutter entrance
- Three phase electricity supply
- Nearby occupiers include Screwfix, Magnet, Topps Tiles, YESSS Electrical and Halfords
- Two storey





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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 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 A3(M) M27 and M3 motorways.

Chichester Trade Centre is located on the northern side of the A27 south coast trunk road, a short distance from Chichester city centre. The estate is an established trade counter location, and nearby occupiers include Screwfix, Magnet, Topps Tiles, YESSS Electrical and Halfords.

## Accommodation

The unit comprises an end of terrace steel portal framed building over ground and first floors. The ground floor is currently configured as open plan showroom space with the first floor arranged as further showroom and offices. The premises benefits from the following:

- Roller shutter access at the rear
- Three phase electricity supply
- Fully glazed ground floor frontage
- First floor mezzanine
- 10 allocated customers spaces in secure area

We understand the property to have the following Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground floor	3,156 sq ft	293 sq m
First Floor	2,815 sq ft	261 sq m
<b>Total</b>	<b>5,971 sq ft</b>	<b>554 sq m</b>

## EPC

We understand the property to have an EPC rating of C (60).

## Planning

We understand the premises now benefit from Motor Dealership Use/B8 Storage & Distribution/E(g)iii Industrial Use (both with ancillary Trade Counter) /Builders Merchant with ancillary Trade Counter/E(g)(ii) Research and Development Use.

## 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 £67,500 per annum exclusive.

A service charge for the estate will be payable and further information is available upon request.

## Business Rates

Rateable Value (2017): £71,500  
Rateable Value (2023): £95,000

An appeal has been made against this increase.

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)).

## VAT

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

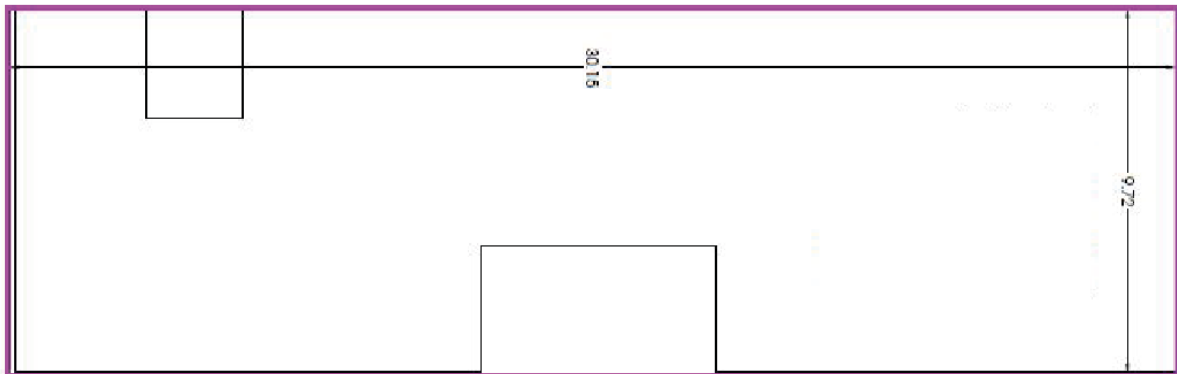
## Legal Fees

Each party to bear their own legal costs incurred.



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## Floor Plan



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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**Flude**  
PROPERTY CONSULTANTS

**March 2023**



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH