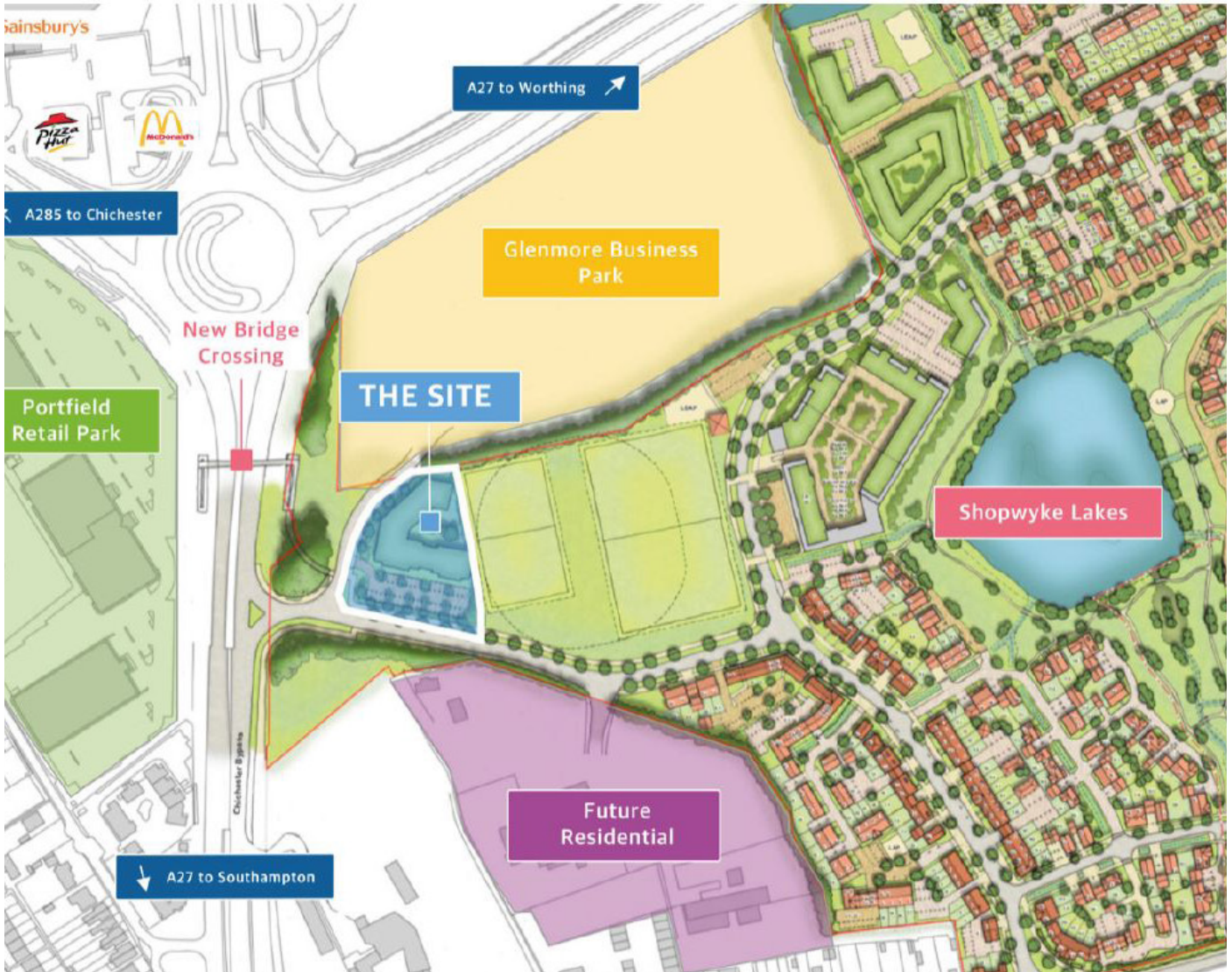


## EXPRESSIONS OF INTEREST SOUGHT FROM B1 OCCUPIERS

Land approx 1 acre with outline consent for 4,400 sq m (47,000 sq ft) of B1 Development



### Key Features:

- Inviting Expressions of Interest
- Outline consent for up to 4,400 sq m (47,000 sq ft) of B1 Employment Uses
- Prime 1 acre site serviced and ready to go
- Freehold or leasehold design and build opportunities
- Direct access to A27 and within the 80 acre mixed-use Shopwyke Lakes scheme
- Established developer with excellent track record



## 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.

## Description and Planning

The site, approximately 1 acre, was granted outline planning for 4,400 sq m (47,000 sq ft) of B1 use under planning ref: O/11/05283/OUT.

The site is located at the A27 Chichester bypass entrance to Shopwyke Lakes, 1.2 miles to the east of Chichester City Centre.

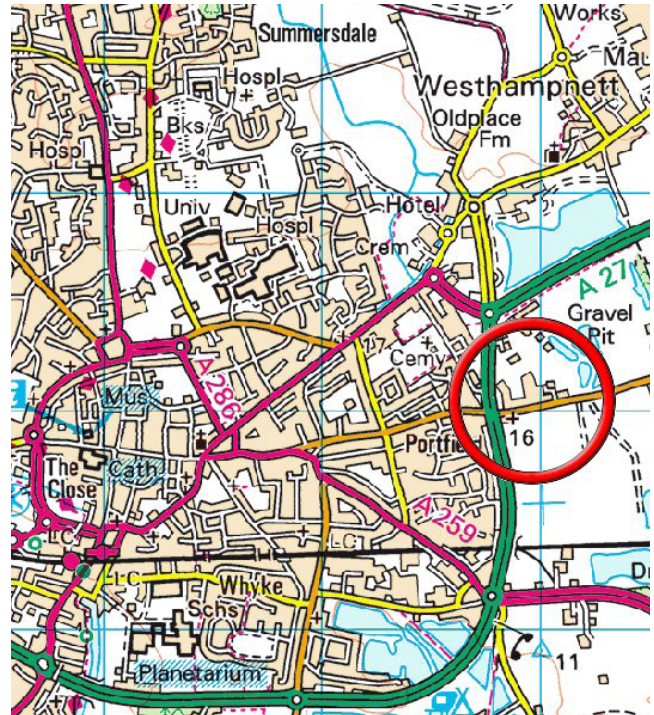
Shopwyke Lakes is a substantial 80 acre estate undergoing development of 585 dwellings together with retail and community uses to include playing fields, park areas and lakes set within a landscaped environment.

## Legal Fees

Each party to bear their own legal costs incurred.

## Terms

Available on leasehold or freehold terms.  
Contact the marketing agents for further details.



Area	Distance from Shopwyke Lakes
Chichester Town Centre	1.5 miles
Brighton	29 miles
Southampton	32 miles
Central London	61 miles

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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01243 819000

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