



Unit 21 Birdham Business Park
Birdham Road, Chichester, West Sussex. PO20 7BT

TO LET

MODERN LIGHT INDUSTRIAL / WAREHOUSE UNIT

3,270 sq ft (304 sq m)

Key Features:

- Well located and established estate
- Three miles south west Chichester and A27
- Attractive glazed front elevation
- Six parking spaces
- Minimum eaves height of 5.99m
- Front loading door 2.99 (w) x 3.47 (h)
- Rear loading door 2.99 (w) x 5.50 (h)
- Ground and first floor offices
- Kitchenette and W/Cs





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Location

The property is located approximately three miles to the south west Chichester, close to the village of Birdham, on the main A286. Easy access to the A27 Chichester By-Pass is approximately 2.5 miles north, providing links West to Hampshire and East towards, Worthing & Brighton, the A23 and subsequently M23.

Unit 21 sits at the southwest corner of the estate, with adjoining occupiers on the estate including Montezuma's Chocolates, West Sussex Office Furniture and Southfield Structural Services.

Accommodation

The premises comprises of a light industrial/warehouse unit of steel portal construction, with brick and corrugated metal clad elevations. The property has the benefit of two large up and over roller shutter doors, as well as a glazed pedestrian entrance. The warehouse is configured in a L-shape around offices at ground & first floor level, kitchen and W/C.

Allocated parking for 6 vehicles is available on site.

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

Area	Sq ft	Sq m
Warehouse	1,823 sq ft	169.36 sq m
Ground Floor Office	708 sq ft	65.77 sq m
First Floor Office	708 sq ft	65.77 sq m
Total	3,239 sq ft	300.9 sq m

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.

November 2023

Planning

We understand that the premises benefit from Class E(g)(iii) and B8 use within the Use Classes Order 1987 (as amended).

It is possible the unit may be suitable for wider uses in class E and occupiers are therefore advised to make their own enquiries in respect of their use and planning requirements.

EPC

A new EPC has been instructed.

Terms

The property is available by way of a new effectively full repairing and insuring lease and a rent of £30,770 per annum exclusive.

The service charge is currently passing at a nominal amount of £20 pcmx.

The landlord is to insure the building, with the tenant then reimbursing their fair portion. We are informed that the current premium is £950pcm.

Business Rates

Rateable Value (2023): £20,500

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Brandon White

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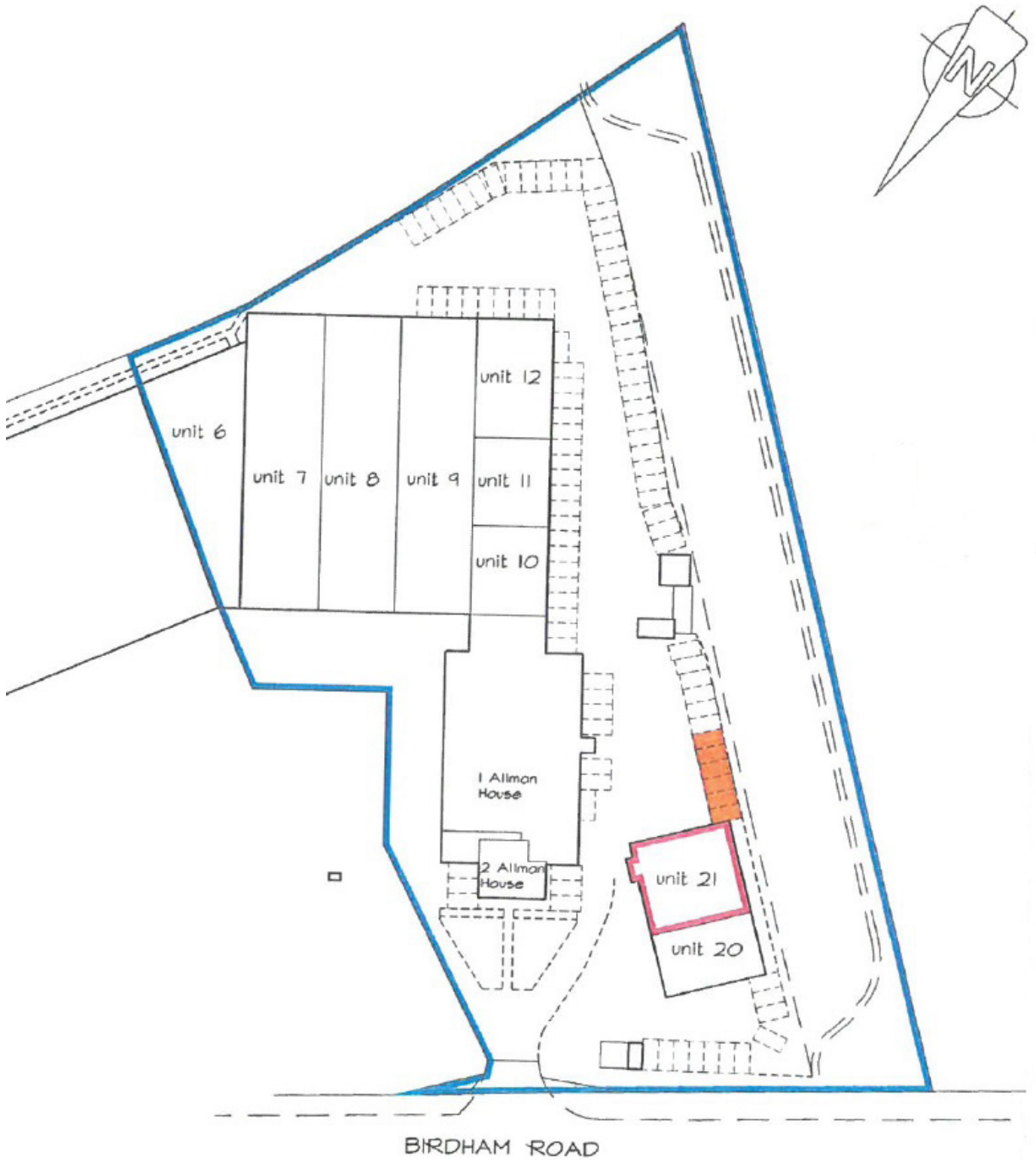
01243 929141

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This plan is for identification purposes only and the actual location of the parking space may vary