



Redmoor Estate
Main Road, Birdham, Chichester. PO20 7HT

TO LET

OFFICE / WORKSHOP / YARD

Total floor area - 7,541 sq ft (699.6 sq m)

Yard - 12,614 sq ft (1,171.85 sq m)

Key Features:

- Self contained site
- Offices and Workshops
- Multiple offices and meeting rooms, with the ability to combine
- Would suit a variety of uses (stpc)
- External workshop with 4.2 m eaves at front rising to 5.0m at rear
- Parking for 15-20 cars
- Large yard of 12,614 sq ft
- Rent £45,000 per annum
- Three miles south west of Chichester and A27
- Available immediately





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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 which provides easy access to the A27 Chichester By-Pass to the north. Chichester mainline station is approximately 3.5 miles to the north, offering direct services to Southampton, Portsmouth and Brighton.

Accommodation

The property comprises of cluster of commercial buildings with large yard. The main building is configured as fully fitted offices with multiple WCs and kitchen. There is a separate detached workshop accessed via sliding timber door and a lean-to covered storage area to the rear, and external parking and storage. Whilst configured as offices, it is felt the main building could suit a variety of uses (stpc) with the ability to remove numerous internal walls to create larger open plan areas.

The accommodation has the following approximate floor areas (IPMS-3):

Area	Sq ft	Sq m
Main building - offices	5,195 sq ft	482.6 sq m
Workshop *	1,190 sq ft	110 sq m
Covered storage	1,156 sq ft	107 sq m
Total	7,541 sq ft	699.6 sq m
Yard	12,614 sq ft	1,171.85 sq m

*The workshop is in poor condition. Occupiers are advised to be aware of this and whilst they may choose to use and occupy such this will be at the occupier's discretion and the Landlord will have no responsibility for maintenance and repair

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.

February 2024

EPC

To be assessed

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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 at a commencing rent of £45,000 per annum exclusive.

NB. The landlord is to retain a right of way to a small portion of the yard at the south western corner of the site.

Business Rates

Rateable Value (2023): £38,250

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:

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www.flude.com



Flude
PROPERTY CONSULTANTS





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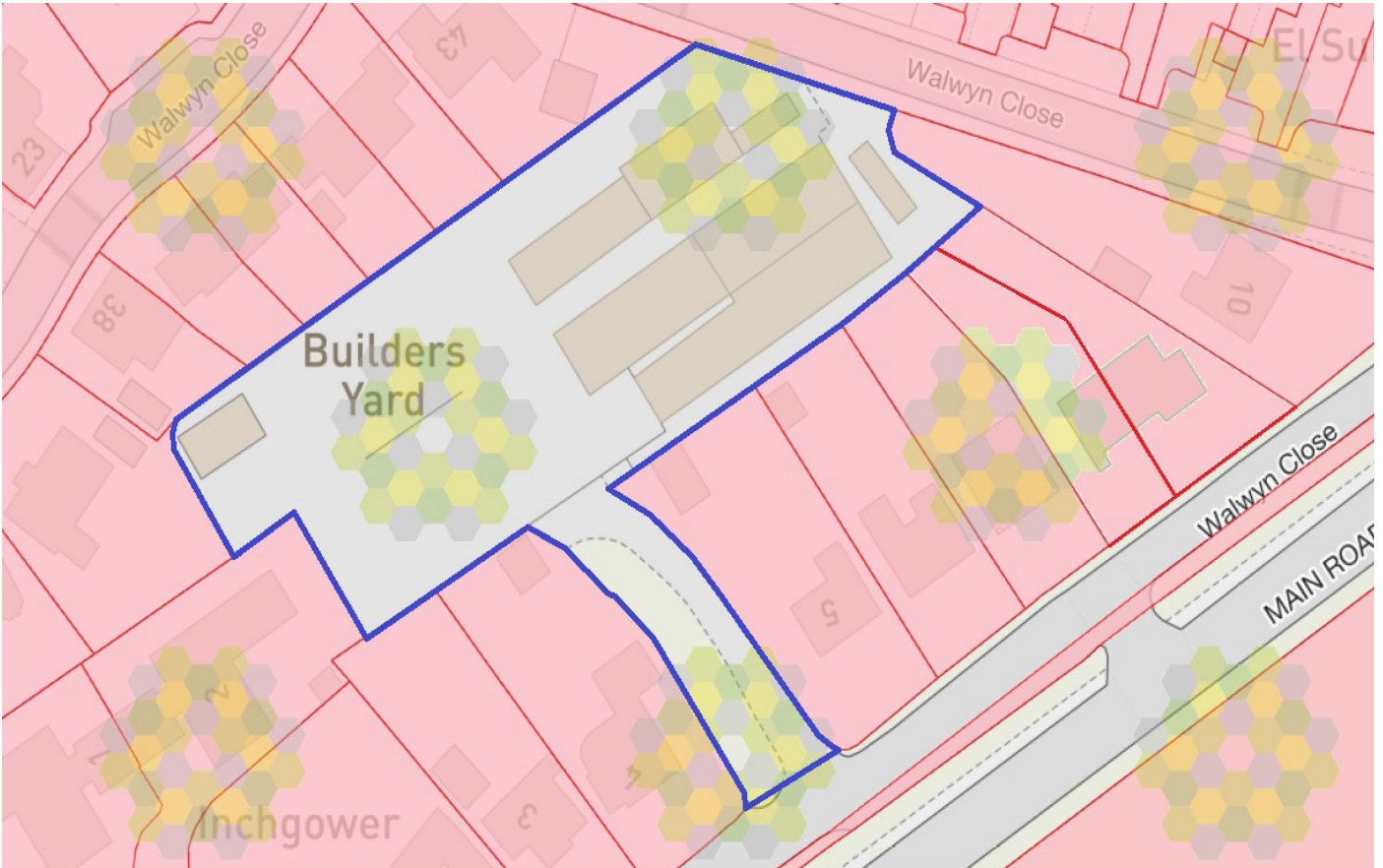


OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

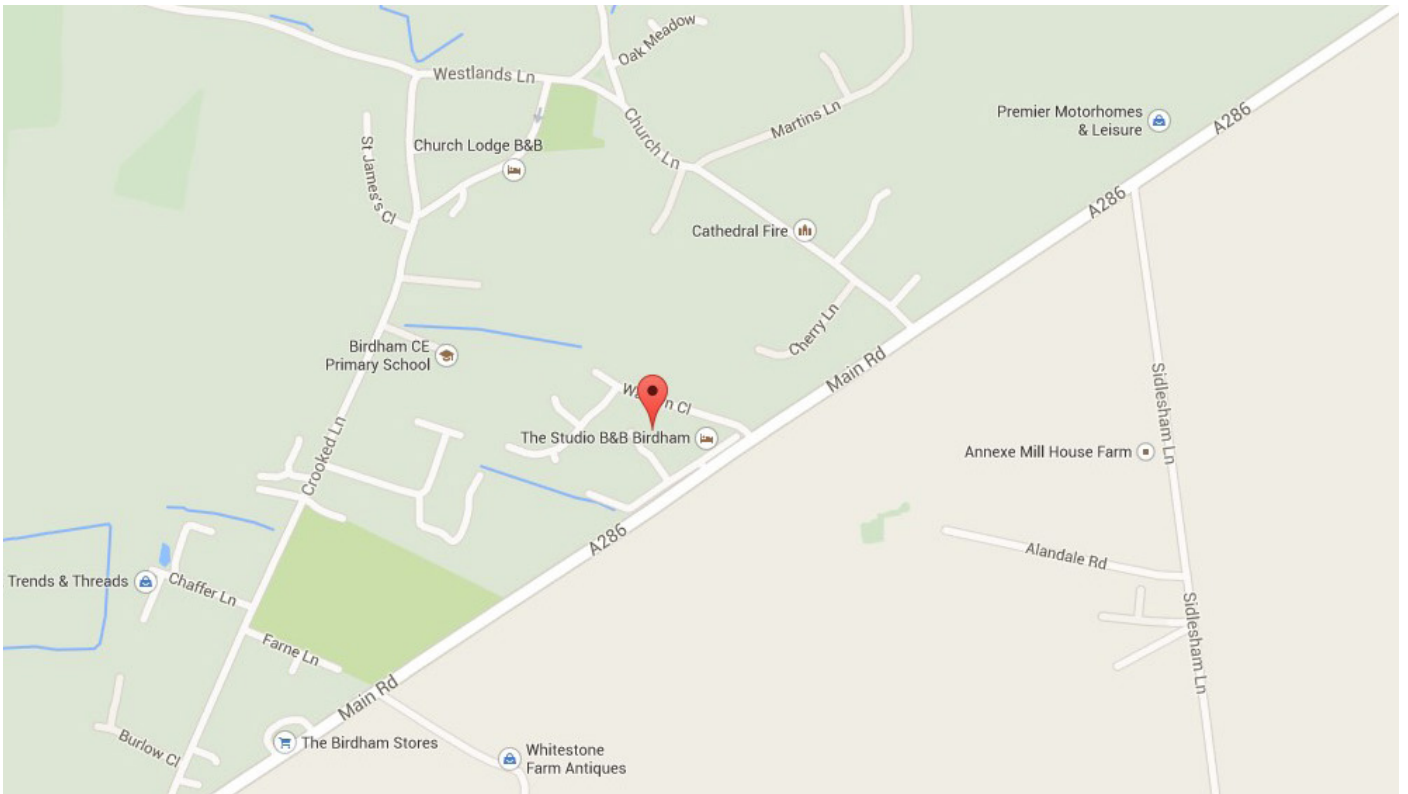


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Site Plan



Location Map



For identification purposes only