

Well presented modern trade counter units



# Chichester Trade Centre

Quarry Lane, Chichester, West Sussex PO19 8ET



PROMINENT A27  
ROADSIDE LOCATION



MINIMUM EAVES  
HEIGHT OF 5.90M



DEDICATED PARKING  
FOR EACH UNIT



THREE PHASE  
ELECTRIC

TO LET

BOOKER  
WHOLESALE

CITY  
PLUMBING

YESSS  
ELECTRICAL

QUIK  
CAR PARTS  
www.eurocarparts.com

Topps Tiles

HPS  
Heating Plumbing Supplies

halfords

EASY BATHROOMS  
INSTALLATION

JOHNSTONE'S  
TRADE

C E F

TOOLSTATION

Magnet



## + KEY FEATURES

- + Prominent roadside location
- + Located at junction of A27 and A259
- + Situated on established and busy roadside trade/retail estate
- + Minimum eaves height of 5.90m
- + Dedicated parking & loading for each unit
- + Electric up & over loading doors
- + To let on new effectively FR&I leases
- + Class B8 use with 40% for retail sales



## EXCELLENT 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.



	MILES	MINUTES
A27 dual carriageway	0.1	1
Chichester City Centre	1	5
Chichester Train Station	1.4	6
A3(M) via A27	13	18
London Gatwick Airport	46	64
M25 (J10)	59	65
Southampton Int. Airport	31	33
London Victoria		90

# ACCOMMODATION

Chichester Trade Centre comprises of 11 trade counter units, of steel portal frame construction, with clear span floor spaces and part glazed frontages. Internally eaves heights range from a minimum of 5.21m to a maximum of 8.2m, barring the two storey Unit 11. Each unit has up & over roller shutter doors, separate glazed pedestrian access and the benefit of W/C & Kitchen facilities. Further detail on specifications available in respective photo galleries.

The units are available to let by way of new full repairing and insuring leases for a term to be agreed at the following rents.

Unit	Sq Ft	Rent psf	Rent pax	Service Charge	Buildings Insurance	Ratable Value (2023)	Estimated Rates Payable	EPC	Parking
7	3,941	£13.00 (excl. mezzanine)	£37,856	£1,816 pa	£1,462 pa	£32,500	£16,217.50	C 59	4 spaces
8	4,397	£13.00 (excl. mezzanine)	£43,901	£1,726 pa	£2,066 pa	£40,250	£20,085	C 70	5 spaces
10	5,099	£13.00 (excl. mezzanine)	£49,517	£2,384 pa	£1,972 pa	£43,500	£21,706	C 55	6 spaces
11	5,971	£11.30	£67,500	£3,862 pa	£3,266pa	£95,000 <i>*Appeal lodged to reduce current RV*</i>		C 60	10 spaces

Terms are quoted exclusively of VAT however we are advised the estate is registered for VAT and therefore VAT may be charged on the terms above.



## UNIT 7

3,941 sq ft

4 car parking spaces

£37,856 per annum



## UNIT 8

4,397 sq ft

5 car parking spaces

£43,901 per annum



## UNIT 10

5,099 sq ft

6 car parking spaces

£49,517 per annum



## UNIT 11

5,971 sq ft

10 car parking spaces +  
dedicated hard standing

£67,500 per annum





# Chichester Trade Centre

## 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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For viewings and further information  
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