



Unit 5, Terminus Mill
Terminus Road, Chichester. PO19 8TL

TO LET

WAREHOUSE / STORAGE UNIT

1,733 sq ft (161 sq m)

Key Features:

- Close proximity to the A27 & Chichester railway station
- Less than 0.5 miles from central Chichester amenities
- Highly competitive rent
- 100% Small Business Rates available - subject to status
- Roller shutter loading door - due to be reinstated
- First floor mezzanine
- On site parking
- May suit a variety of businesses - subject to necessary planning consents
- Carpeted concrete floor
- Partitioned office, kitchenette and W/C





Unit 5, Terminus Mill
Terminus Road, Chichester. PO19 8TL

Location

Chichester is an attractive cathedral city, and the county town of West Sussex. 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.

Terminus Road is an established industrial/ trade location benefitting from immediate access to the A27. Nearby occupiers include Howdens, Jewsons, Formula One Autocare, ATS, Harwoods Jaguar/Aston Martin.

The property is situated approximately 0.3 miles from Chichester railway station, which provides direct services across the coast to Southampton, Portsmouth & Brighton as well as London.

Chichester City Centre is less than half a mile away.

Accommodation

The available unit comprises a ground floor warehouse/ storage unit with a first floor mezzanine, accessed from the Western side of Terminus Mill. Access is via pedestrian access and roller shutter door (to be reinstated).

Internally the unit is carpeted throughout (over a concrete floor at ground floor level), has fluorescent lighting, ample power points, a small partition office, kitchenette and w/c. The first floor mezzanine covers approx two thirds of the floor area and has been used most recently as a bulky goods showroom/store.

Externally there is a car park to the rear with parking available for occupiers.

The accommodation has the following approximate floor areas (GIA):

Area	Sq ft	Sq m
Ground Floor	1,081 sq ft	100.42 sq m
First Floor Mezzanine	642 sq ft	59.66 sq m
Total	1,722 sq ft	160.08 sq m

EPC

To be provided

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.

Interested parties should make their own planning enquiries and satisfy themselves in regards to the use of the property and their requirements.

Most recently, the property has been used for the purpose of storage and sales of bulky goods furniture.

Terms

The property is available to let by way of a new lease for a term for a term to be agreed.

Guide Rent: £14,500 per annum exclusive

Business Rates

Rateable Value (2023): £9,900

As the rateable value falls underneath the Small Business Rates Relief threshold of £12,000, it's possible that occupiers may be entitled to 100% Small Business Rate relief. Occupiers are advised to make their own enquiries as to whether they qualify for .

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.



Unit 5, Terminus Mill
Terminus Road, Chichester. PO19 8TL



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.

January 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Brandon White

b.white@flude.com

01243 929141

www.flude.com



Flude
PROPERTY CONSULTANTS

