



The Grain Store, Hills Barns  
Appledram Lane South, Chichester, West Sussex, PO20 7EG

**TO LET**

## Attractive Barn Style Office Accommodation with Parking

### Key Features:

- Well-presented office units arranged around a courtyard
- Adjacent an area of Outstanding Natural Beauty
- Arranged around a courtyard setting
- Easy access to the A27 By-Pass and Chichester
- To let on new FRI lease
- On site parking for 4 cars
- Rent £15,000 pax
- Total size 83.61 sq m (900 sq ft)
- Small Business Rate relief possible
- LED Lighting





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## Location

The property is situated on Appledram Lane South in an attractive rural area close to the village of Apuldram approximately 1½ miles south west of Chichester. Access to Hills Barns is via either the A259 Fishbourne Road to the north or the A286 to the south. The A286 links Chichester to West Wittering and provides easy access to the A27 Chichester by-Pass.

## Description

Attractive Barn Style Office Accommodation with Parking  
Size 83.61 sq m (900 sq ft)

## Accommodation

Hills Barns comprise a complex of modern and attractive business units arranged around a gravelled courtyard in a peaceful landscaped setting overlooking an area of outstanding natural beauty.

The subject accommodation comprises The Grain store which is arranged as mainly open plan office space overlooking the courtyard. There is a shared picnic area outside enjoying the peaceful setting.

There is parking for 4 cars to the front of the unit with additional spaces for visitors. Shared WC accommodation is provided.

We have measured the accommodation to have the following approximate net internal floor area: 83.61 sq m (900 sq ft).

## EPC

We understand the property has an EPC rating of C (57).

## Planning

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

## Terms

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £15,000, exclusive of rates, building insurance, service charge, heating, lighting etc.

Service Charge at request.

## Business Rates

Rateable Value (2023): £12,000

The occupier may be entitled to some Small Business Rate relief, which can range from 92% to 8%.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

## VAT

We understand that the property is registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

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.

29 April 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Noah Minchell  
n.minchell@flude.com  
01243 217302  
www.flude.com

Mark Minchell  
m.minchell@flude.com  
01243 929136



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PROPERTY CONSULTANTS

