



TO LET

St James Industrial Estate
Westhampnett Road, Chichester, West Sussex. PO19 7JU



Key Features

- Constructed in 2022 and opened in 2023
- High B EPC ratings
- Minimum eaves height of 8.15m rising to 10.07m
- Up and over roller shutter doors - 4.07m (w) x 5.29m (h)
- 3 Phase power
- On site parking
- W/C
- Close proximity to the A27
- Nearby occupiers include Rolls Royce, Lidl, Sainsburys and John Lewis
- Development by Chichester District Council
- ESG subsidies for businesses with a link to sustainability available - Specific to St James Industrial Estate





Location & Situation

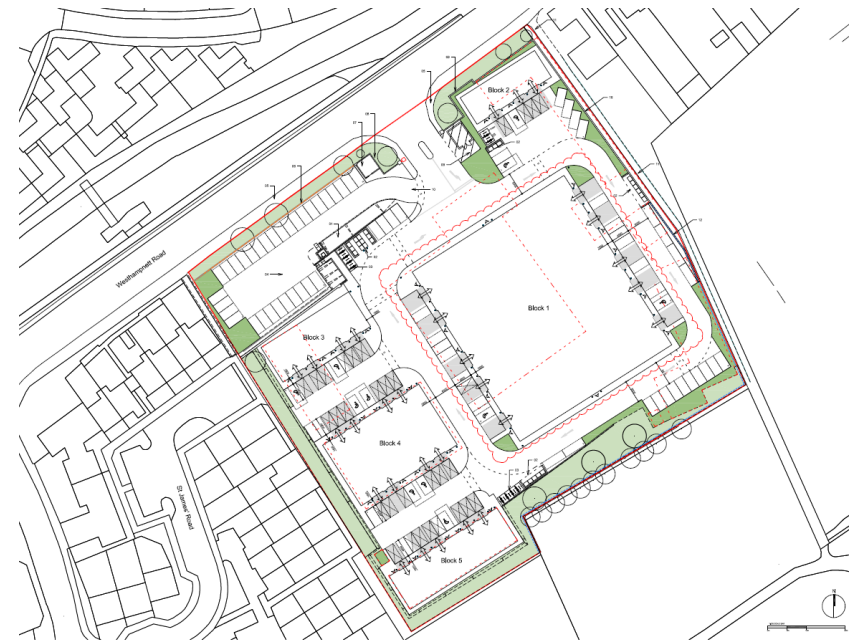
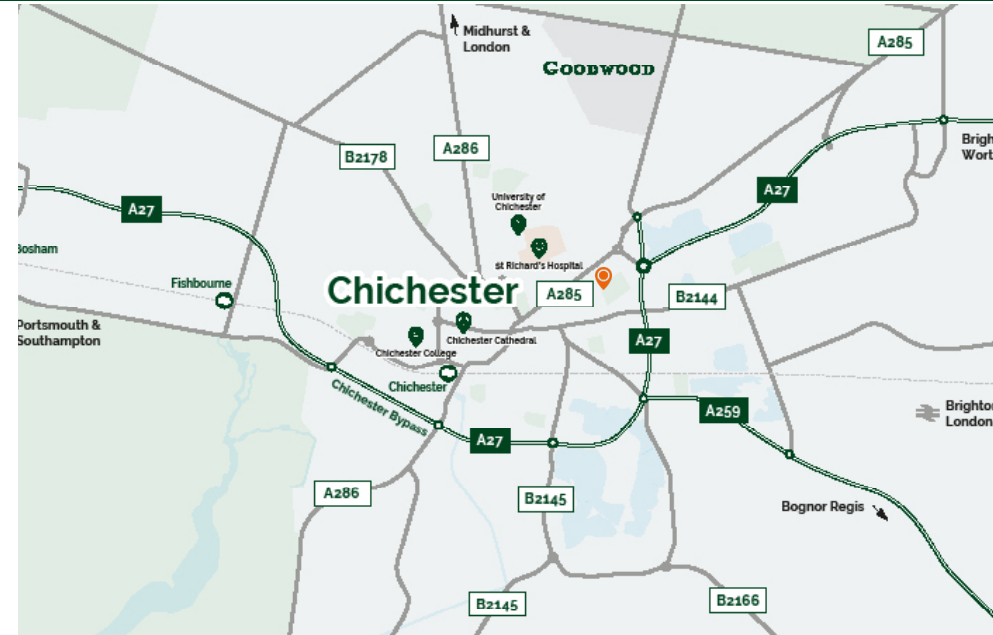
Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

St James Industrial Estate sits at the eastern side of Chichester less than 0.5 miles from the A27 arterial road, which leads East to Worthing, and the A24 and Brighton and the M23/M25. Heading West the A27 provides commerce to Portsmouth and Southampton, via the M27.

Chichester train station is 1 mile south west and provides services to Portsmouth, Southampton, Brighton, Gatwick Airport and London.

A bus stop is immediately in front of the estate, providing links across the city and wider area.

Nearby occupiers include Rolls Royce, The Goodwood Estate, John Lewis and Lidl.



PROPOSED SITE PLAN



Description & Accommodation

St James Industrial Estate was redeveloped in 2022, opening in 2023, which included demolition of the previous buildings, and construction of 47,877 sq ft of new Eg(ii), E(g)(iii), and B8 uses. Comprising of four separate blocks, the available units are situated in Block 1, with individual units ranging from 2,293 sq ft to 2,583 sq ft with min eaves of 8.15m and max of 10.07m.

Built to modern specifications, the units benefit from up & over roller shutter doors 4.07m (w) x 5.29m (h), min eaves of 8.15m and max eaves of 10.07m, concrete floors, 3 phase power, LED lighting and W/Cs.

Allocated parking is available on site as well and further parking available in an overflow/visitors area.

The available accommodation in Block 1 has the following approximate floor areas (GIA):

Block 1			
Unit	Area (sq m)	Area (sq ft)	
1A	213 sq m	2,293 sq ft	Available
1B	213 sq m	2,293 sq ft	Available
1C	213 sq m	2,293 sq ft	Available
1D	213 sq m	2,293 sq ft	Available
1E	240 sq m	2,583 sq ft	Available
1F	240 sq m	2,583 sq ft	Available
1G	213 sq m	2,293 sq ft	LET
1H	213 sq m	2,293 sq ft	Available
1J	213 sq m	2,293 sq ft	Available
1K	213 sq m	2,293 sq ft	LET

Block 2			
Unit	Area (sq m)	Area (sq ft)	
2	53 sq m	570 sq ft	LET
3	53 sq m	570 sq ft	LET
4	53 sq m	570 sq ft	LET

Block 3			
Unit	Area (sq m)	Area (sq ft)	
5	60 sq m	646 sq ft	LET
6	60 sq m	646 sq ft	LET
7	60 sq m	646 sq ft	LET
8	60 sq m	646 sq ft	LET

Block 4			
Unit	Area (sq m)	Area (sq ft)	
9	60 sq m	646 sq ft	LET
10	60 sq m	646 sq ft	LET
11	60 sq m	646 sq ft	LET
12	60 sq m	646 sq ft	LET
13	60 sq m	646 sq ft	LET
14	60 sq m	646 sq ft	LET
15	60 sq m	646 sq ft	LET
16	60 sq m	646 sq ft	LET



Block 5

Unit	Area (sq m)	Area (sq ft)	
17	58 sq m	624 sq ft	LET
18	58 sq m	624 sq ft	LET
19	58 sq m	624 sq ft	LET
20	58 sq m	624 sq ft	LET
21	58 sq m	642 sq ft	LET

Rateable Values

Units 1A - 1D - £29,000 each

Units 1E & 1F: £32,750 each

Unit 1G - 1K: £29,000 each

Occupiers should make their own investigations into their business rates liability but using the 24/25 multiplier, most occupiers will pay approx 49.9% of the rateable value, per annum.

EPC

We understand the properties have EPC ratings of B.

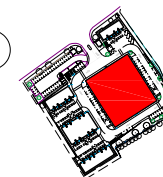
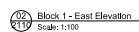
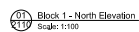
Individual EPCs can be found online on the non-domestic EPC register, or are available upon request.

Planning

We understand the units benefit from consent for Eg(ii), E(g)(iii), and B8 uses, formally known and B1(b) and B1(c).

No outright retail or motor trade uses permitted.





1. Composite roof panels - Profile & Colour TBC
2. Composite wall panels Type 1 - Profile & Colour TBC
3. Composite wall panels Type 2 - Profile & Colour TBC
4. Loading bay doors - Colour TBC
5. Personnel doors - Colour TBC
6. Rooflights
7. Brick plinth
8. Canopy over door
9. PPC rainwater downpipes
10. Unit signage

P5	05/01/2021	Planning Issue - Section 73,	SR	SR
P6	30/04/2021	Issued for comment.	SR	SR
P5	16/04/2021	Amended to reflect multiple unit layout. Issued for comment & coordination.	SR	SR
P4	29/07/2020	Issued as part of formal planning submission.	SR	SR
P3	01/07/2020	Issued as part of the draft planning application drawings for review and comment.	SR	SR
P2	27/01/2020	Pre-application set	NP	SR
P1	20/03/2020		NP	SR

Rev.	Date	Notes	Drawn	Checked

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Project
St James Industrial Estate
Chichester

Proposed
Elevations - Block 1

Project: [africa](#) [volume](#) [kind](#) [type](#) [role](#) [number](#) [release](#)

Scale (1-5)	RF#	Color	Code
1:100	P0867	HF	D6

Planning

20

PROPOSED ELEVATIONS - BLOCK 1



Terms

The units are available to let by way of a new (effectively) full repairing and insuring leases for lease terms to be agreed at quoting rents of:

Unit	Area (sq m)	Area (sq ft)	Rent	Service Charge	Insurance	Rateable Value
1A	213 sq m	2,293 sq ft	£30,000 pax	£1 psf pa	*approx £400 - £500 pa	£29,000
1B	213 sq m	2,293 sq ft	£30,000 pax	£1 psf pa	*approx £400 - £500 pa	£29,000
1C	213 sq m	2,293 sq ft	£30,000 pax	£1 psf pa	*approx £400 - £500 pa	£29,000
1D	213 sq m	2,293 sq ft	£30,000 pax	£1 psf pa	*approx £400 - £500 pa	£29,000
1E	240 sq m	2,583 sq ft	£33,500 pax	£1 psf pa	*approx £400 - £500 pa	£32,750
1F	240 sq m	2,583 sq ft	£33,500 pax	£1 psf pa	*approx £400 - £500 pa	£32,750
1H	213 sq m	2,293 sq ft	£30,000 pax	£1 psf pa	*approx £400 - £500 pa	£29,000
1J	213 sq m	2,293 sq ft	£30,000 pax	£1 psf pa	*approx £400 - £500 pa	£29,000

*Exact figures for each unit are available upon request

Rental Incentives and Grants

Rental incentives will be available to support ingoing tenants with their fitout costs, varying subject to the guaranteed term offered by occupiers.

With this said, on the basis of a straight 5 year commitment, or longer with tenant break at the 5th year, an incentive equivalent to six months rent free is currently available.

Further to the above, some occupiers may also benefit from additional ESG/Sustainable grants & subsidies of a further 50% rent subsidy, in the first year of the term. This offer is specific to St James Industrial Estate and will be available to businesses with a link to sustainability. 'Sustainability' is as defined by the Council's Growth & Sustainability Officer and broadly means those businesses that are committed to or focused on operating in a sustainable way. Further information is available upon request.

*The above will be subject to usual tenant referencing and/or provision of satisfactory accounts and covenant checks.



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Legal Fees

Each party to bear their own legal costs incurred

VAT

We understand the property is registered for VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds.

Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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June 2024

