



**TO LET**

Unit 16 Stanley Court, Terminus Road  
Chichester, West Sussex, PO19 8TX

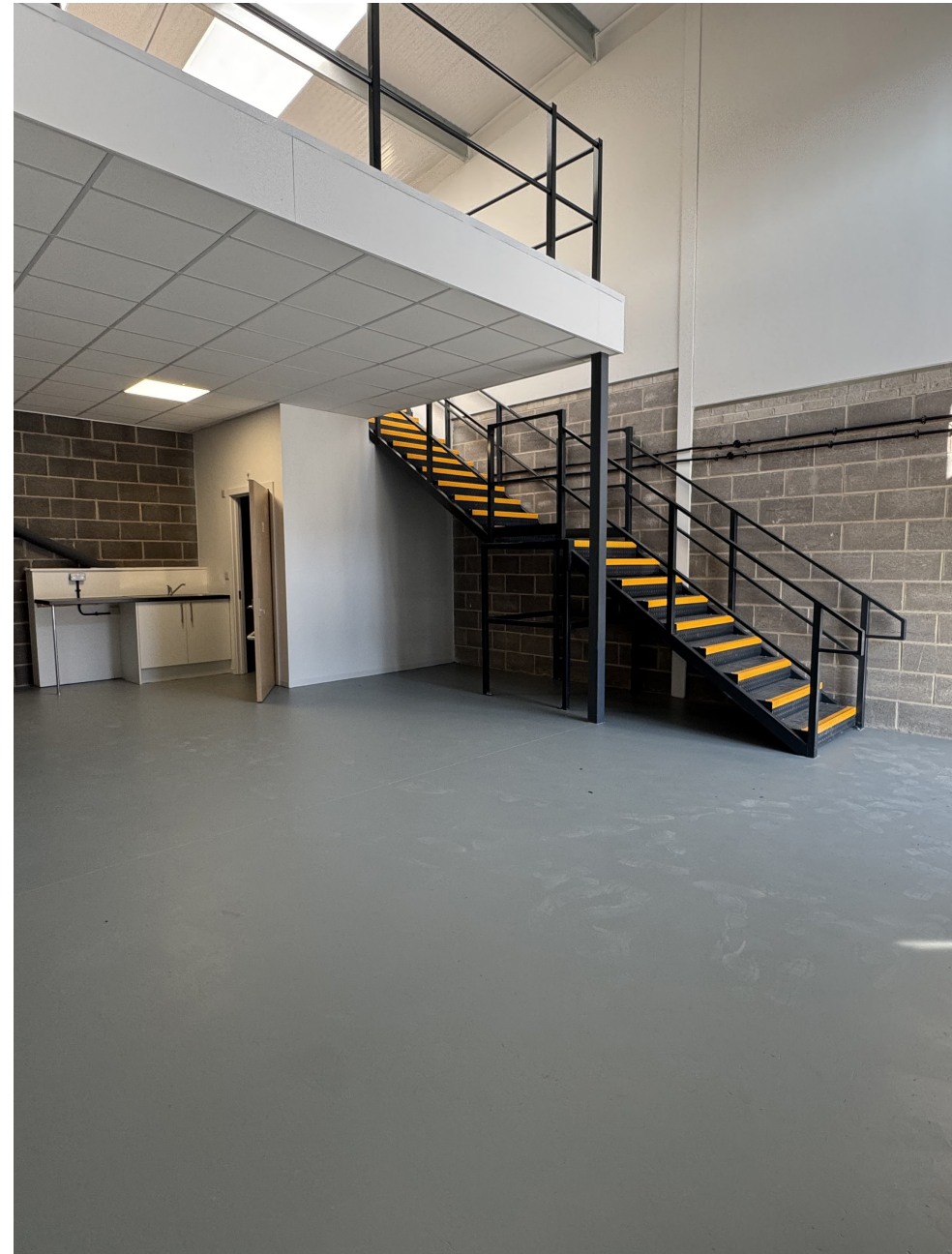




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## Key Features

- Ground floor warehouse / light industrial unit with first floor mezzanine
- Located in the main industrial area in Chichester, with immediate access to the A27
- Electric roller shutter door - 4.02m (H) x 3.05m (W)
- Max eaves 6.59m
- 3 Phase Power
- First floor mezzanine with window offering additional natural light
- 10% Translucent Roof panels
- 15 kN/m2 ground floor loading capacity
- 2x allocated parking spaces + loading bay
- Nearby occupiers include Howdens, Jewsons & Harwoods





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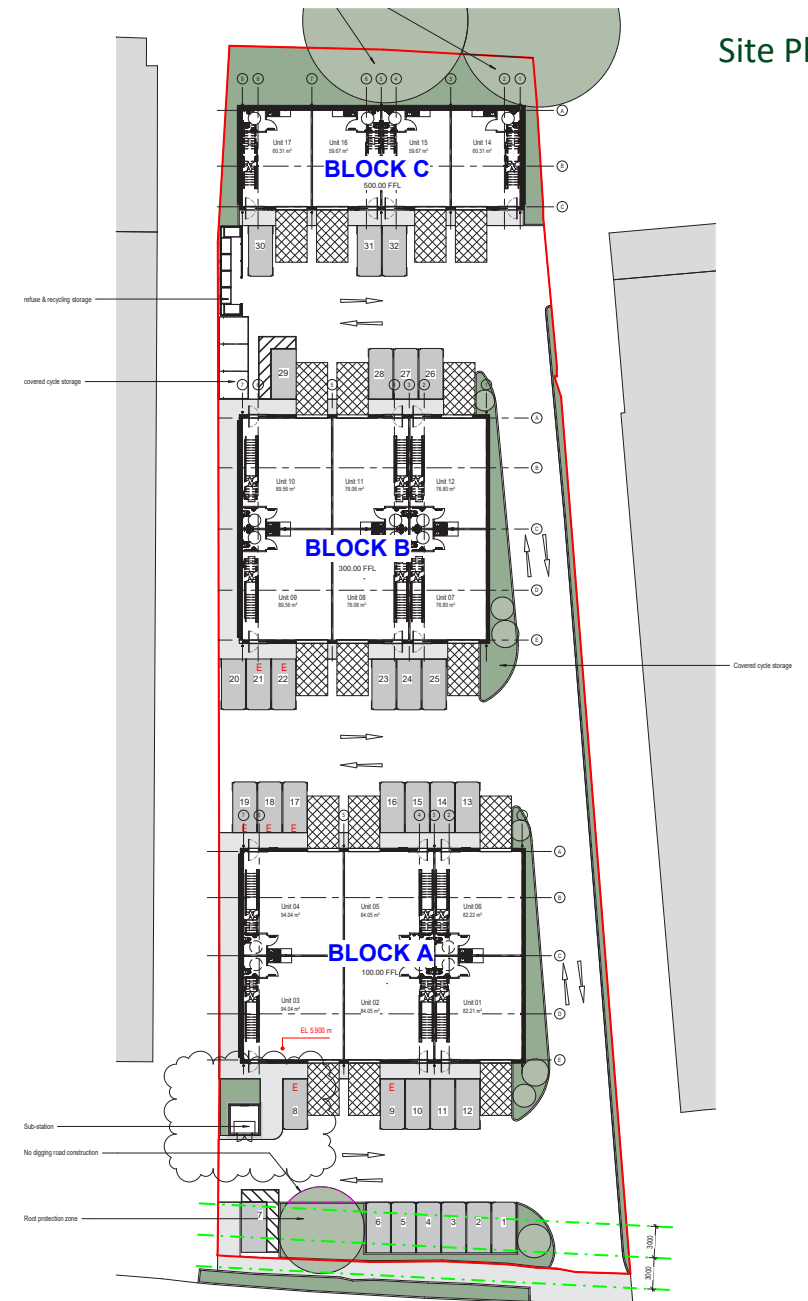
## Location & Situation

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 0.7 miles from Chichester railway station, which provides direct services across the coast to Southampton, Portsmouth & Brighton as well as London.

Chichester City Centre is approx 1 mile away.





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## Description & Accommodation

Unit 16 comprises of a brand new, light industrial/warehouse unit, constructed in 2024. Constructed of steel portal frame with block and insulated profile sheet clad elevations, the unit benefits from ground floor warehouse accommodation, with first floor mezzanine.

The ground floor is accessed via a glazed pedestrian door and a large electric roller shutter door (4.02m h x 3.05m w). Further amenities include; 6.6m max eaves, 3 Phase power supply, double glazed windows on both south & north elevations, LED lighting, 10% translucent roof panels, kitchenette and a W/C.

Externally the unit has 2x allocated parking spaces + loading bay.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor Warehouse	646	59.98
First Floor Mezzanine	333	30.93
Total	979	90.91







## Rateable Value

To be assessed.

It's possible occupiers may benefit from small business rates relief however, occupiers are asked to make their own investigations as to their eligibility. Further info available on request.

## EPC

To be provided.

## Planning

We understand the units benefit from E(giii)/B2/B8 consent. Occupiers are to satisfy themselves in respect of their own planning requirements.

Gym uses not permitted.





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## Terms

The property is available by way of a new effectively full repairing & insuring lease, for a lease term to be agreed.

Rent: £14,000 per annum exclusive.

A service charge will be payable and is currently passing at approx £710pax

The landlord is to insure the building, with the tenant re-imbursing their fair portion. This is currently passing at approx £280pax. Tenants will be responsible for their own internal contents insurance.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to 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:

Brandon White  
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01243 929141

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12 June 2025

