



Rear Unit
Leigh Road, Chichester, West Sussex, PO19 8TT

TO LET

E class Unit

Key Features:

- Industrial & office accommodation
- Well located close to A27 and city centre
- Less than 0.5 miles from central Chichester amenities
- Roller shutter loading door
- Kitchenette facilities
- First floor offices
- On site parking available
- Rent on application
- Total size 2,807 sq ft





Rear Unit
Leigh Road, Chichester, West Sussex, PO19 8TT

Location

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.

Leigh Road is located just off Terminus Road. 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.

Description

The property comprises a mid-terrace office/light industrial unit of steel portal frame construction with profile metal cladding and a pitched roof. It features a full-height concertina loading door, a separate pedestrian access, and a secure forecourt suitable for parking or loading.

Internally, the warehouse offers a solid concrete floor, good eaves height, ample lighting and high-level double glazed windows. A mezzanine style office structure includes both ground and first-floor accommodation.

The office space benefits from suspended ceilings, perimeter trunking, carpet tiles and good natural light. It includes a mix of open-plan and partitioned areas, with WC and kitchenette facilities.

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. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed.

Rent on application.

Business Rates

Rateable Value (2023): £13,000.

As the rateable value falls between £12,000 - £15,000, businesses eligible for small business rates relief may be eligible for approx 68% discount on rates payable.

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

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.

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.

19 August 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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



Flude
PROPERTY CONSULTANTS

