



**TO LET**

Unit 7 Kewell Business Park, 26b & 28  
Terminus Road, Chichester, PO19 8ZZ



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## Key Features

- UNDER NEW OWNERSHIP - Family owned business
- Primarily open plan accommodation
- Could suit a variety of uses - subject to necessary planning consents
- Pedestrian access
- Carpeted concrete flooring
- Office, kitchen & w/cs
- Suspended ceiling with inset LED lighting & Air conditioning
- 0.5 miles from Chichester city centre amenities
- Chichester Train Station (Southern Railway) less than 10 mins walk (650m)
- On site parking







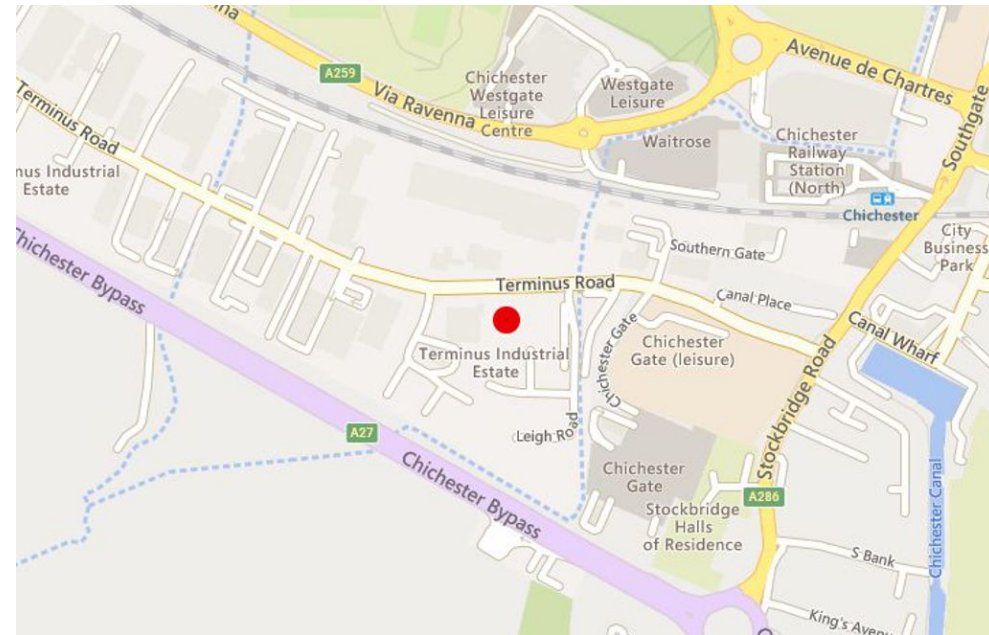
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## Location & Situation

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.

Access to Unit 7 is from Leigh Road at the Eastern end of Terminus Road.





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## Description & Accommodation

The property, recently acquired by new ownership, comprises of a predominantly open plan business unit. Unit 7 is accessed from a secure gated rear yard, via a glazed pedestrian door. Internally the unit is well presented, benefitting from carpeted concrete flooring, three phase electricity, suspended ceiling with inset LED lighting, rear office, kitchen & W/C, A/C and double glazed windows.

Externally the unit has allocated parking for X vehicles when double parking, with loading/unloading available from a secure shared yard.

An adjoining warehouse/showroom premises of 5,619 sq ft available - with frontage to Terminus Road.

The property comprises of a rectangular business unit. Accessed via a glazed pedestrian door, the unit comprises of two main areas. An entrance lobby provides kitchen & W/C amenities, with access into the main open plan accommodation & further storage room. Further amenities include carpeted concrete flooring, suspended ceilings with inset LED lighting & air conditioning, double glazed windows

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

An adjoining warehouse/showroom premises of 5,619 sq ft is available - with frontage to Terminus Road.

| Area   | Sq Ft | Sq M   |
|--------|-------|--------|
| Ground | 400   | 37.16  |
| Ground | 1,399 | 129.97 |
| Ground | 329   | 30.56  |
| Total  | 2,128 | 197.69 |







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## Rateable Value

To be assessed.

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

## EPC

We understand the property to have an EPC rating of C (51).

## Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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## 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

Service charge and Building insurance is to be confirmed.

## 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.



## Further Information

Please contact the sole agents Flude Property Consultants:

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11 August 2025

