



TO LET/FOR SALE

Units 1 & 2, Premier Business Park
Birdham, PO20 7BU



Key Features

- 9,489 Sq ft of warehouse/workshop/showroom accommodation
- 0.86 acre site
- Substantial secure gated, hard surfaced yard
- 3 Miles from the A27 arterial South Coast road
- Steel portal frame with pitched eaves - 3.31m (Haunch) to 6.11m (Apex)
- 2x Roller shutter loading doors 4.98m (w) x 4.47m (h)
- Translucent roof panels
- 3 Phase Power
- Full height glazing to the showroom
- Virtual Tour: <https://my.matterport.com/show/?m=QkQDngky3oT>

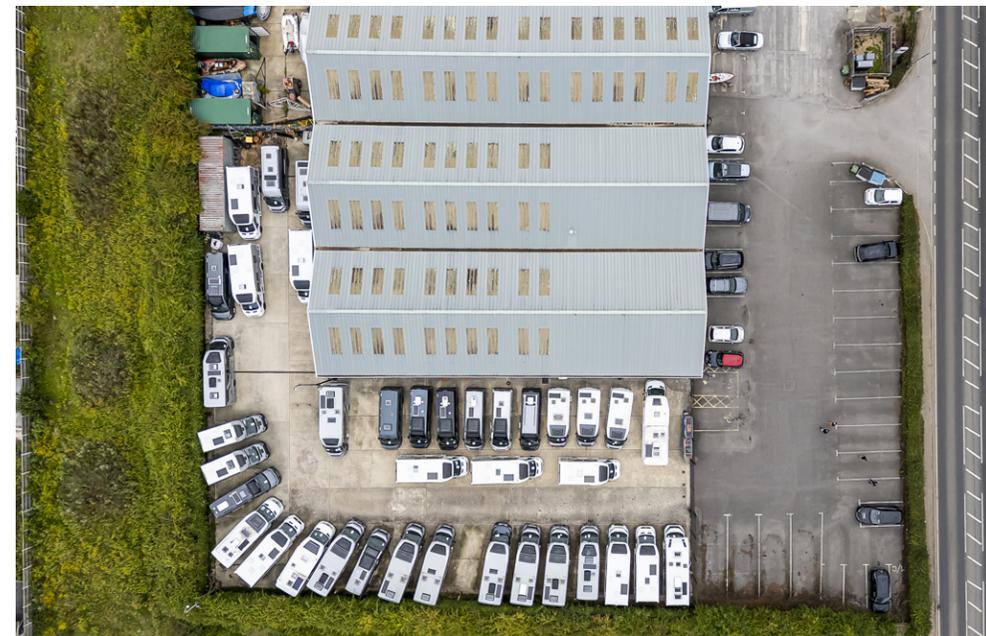
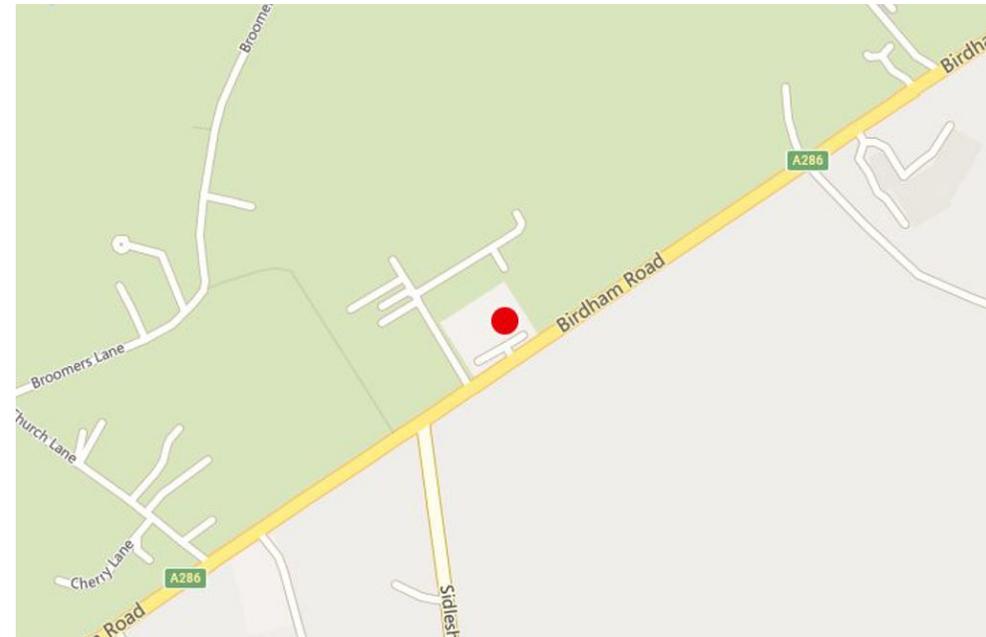




Location & Situation

Premier Business Park sits prominently on the main A286 Birdham Road, located approximately three miles to the south west Chichester, close to the village of Birdham. Easy access to the A27 Chichester By-Pass is approximately 3 miles north, providing links West to Hampshire & East towards Worthing & Brighton, and broader motorway network.

Chichester train station is approximately 3.3 miles north, offering direct services across the south and to London.





Description & Accommodation

The property comprises of a semi-detached, freehold warehouse/workshop/showroom premises, on a total site of approx 0.86 acres. The units are of steel portal frame construction, under a pitched sheet roof with translucent roof panels and block/clad elevations.

Pitched eaves range from 3.31m (haunch) to 6.11m (apex), with loading access via 2 full size loading doors 4.98m (w) x 4.47m (h) and pedestrian access two large full height glazed entrances.

Fully fitted office accommodation is available at mezzanine level with welfare amenities.

Externally the premises has the benefit of significant parking to the front of the unit, along with a secure gated, concrete yard for further parking, loading or storage.

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

Area	Sq Ft	Sq M
Unit 1 - Warehouse	2,326	216.09
Unit 1 - Offices	577	53.6
Unit 1 - Mezzanine	843	78.31
Unit 1 - Showroom	1,446	134.33
Unit 2 - Warehouse	2,299	213.58
Unit 2 - Welfare amenities	569	52.86
Total	9,489	881.53





Rateable Value

Rateable Value (2023): £58,500
Approx 55% payable per annum

Interested parties should satisfy themselves in respect of rates payable.

EPC

To be provided.

Planning

The property has for many years been used for the purposes of sales, maintenance and repair of motorhomes, with ancillary offices.

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. Quoting rent: £90,145 per annum exclusive.

Alternatively, the landlords may consider a sale of the freehold interest of the property with vacant possession - Price available upon application.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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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.

14 August 2025

