



Rent from only £10,000 pax

TO LET

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



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
- Alternative uses including leisure may be considered, subject to necessary consents
- 10% Translucent Roof panels
- 15 kN/m² ground floor loading capacity
- 2x allocated parking spaces + loading bay
- Virtual Tour - <https://youtu.be/WjVIWvgiu6w>





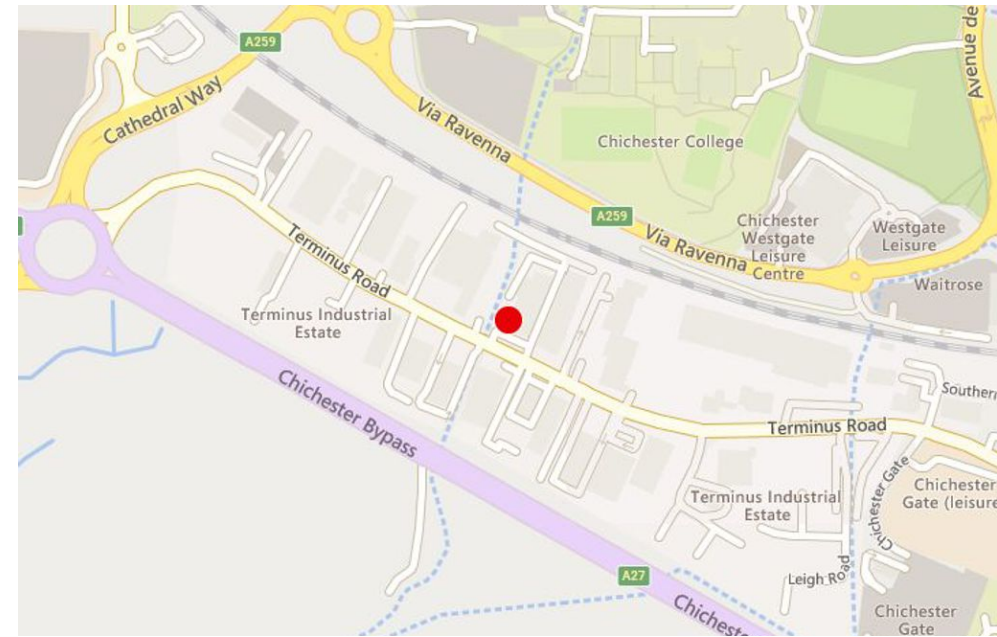
Location & Situation

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.





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	60.01
First Floor Mezzanine	333	30.94
Total	979	90.95





Rateable Value

Rateable Value (2023): £11,750.

Rateable Value (2026): £13,750

At present, occupiers may benefit from 100% small business rates relief (subject to tenant status). From April 1st 2026, the rateable value falls within the tapered relief threshold, meaning eligible occupiers may benefit from approx 40% rates relief. It is felt this increase is incorrect and an appeal is therefore being lodged, with the view to lowering this.

EPC

EPC A - 17

Planning

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

Alternative uses, including leisure, may be considered subject to necessary consents.





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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 at a highly competitive stepped rent.

Year 1: £10,000 per annum exclusive.
Year 2: £11,000 per annum exclusive
Year 3: £12,000 per annum exclusive
Year 4: £13,000 per annum exclusive
Year 5: £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.



Further Information

Please contact the sole agents Flude Property Consultants:

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11 February 2026

