



**TO LET**

Unit 2 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
- Glazed frontage onto Terminus Road
- Open plan warehouse & showroom
- Fitted office accommodation
- Onsite parking
- 0.5 miles from Chichester city centre amenities
- Chichester Train Station (Southern Railway) less than 10 mins walk (650m)







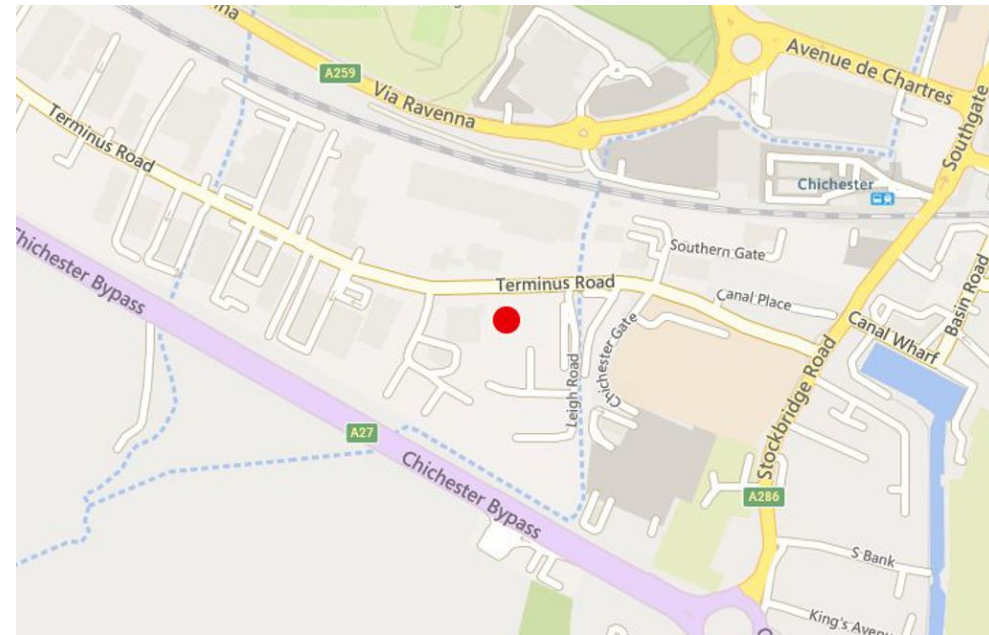
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## Location & Situation

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 2 is from Terminus Road.





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## Description & Accommodation

The property comprises of a ground floor retail warehouse with glazed frontage onto Terminus Road. Historically the site was occupied by Feather & Black for retail warehousing & distribution purposes though in recent years has been sub-divided into a variety of business units. Unit 2, which fronts Terminus Road, is accessed via a glazed entrance lobby into and side loading door.

The majority of the unit benefits from concrete flooring, under a suspended ceiling (A frame roof above) with inset lighting, with office & welfare amenity accommodation.

Should interested parties require, an adjoining 2,000 sq ft unit to the rear is also available, and could be combined to provide further floor space.

Externally the unit has parking to the front with some free parking available on Terminus Road.

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

An adjoining warehouse/showroom premises of 2,128 sq ft is available -

Area	Sq Ft	Sq M
Front Showroom	2,043	189.79
Warehouse	2,436	226.3
Store	140	13.01
Offices & Welfare Amenities	950	88.26
W/C	135	12.54
Total	5,704	529.9







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## Rateable Value

£37,500

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 (54).

## Planning

The unit has most recently been used as a retail warehouse though interested parties should make their own planning enquiries and satisfy themselves in this regard and their requirements.





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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: £48,484 per annum exclusive.

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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01243 929141

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16 September 2025

